

2017-35

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice Pursuant To Texas Property Code Sec. 51.002(i): ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE, OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

FILED FOR RECORD
AT 02 O'CLOCK 9 M.

STATE OF TEXAS §
 §
COUNTY OF NAVARRO §

APR 07 2017

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

WHEREAS, by that certain Deed of Trust dated June 23, 2006, recorded at Document No. 00006793, Volume 1836, Page 294, Official Public Records of Navarro County, Texas (hereinafter referred to as the "Deed of Trust"), Raymond A. Marino (hereinafter referred to as "Borrower") conveyed to David Zalman, Trustee, the real property therein described located in Navarro County, Texas, together with all improvements thereon and all other property described in and conveyed by the Deed of Trust (collectively, the "Property") to secure the payment of that one certain Adjustable Rate Note dated June 23, 2006 in the original principal amount of \$89,810.00, executed by Raymond A. Marino, Borrower, and payable to Prosperity Bank (hereinafter referred to as the "Note"); and

WHEREAS, Prosperity Bank is holder and owner of said Note and liens evidenced by the Deed of Trust, and entitled to receive all amounts due thereunder; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of said Original Trustee and any other Substitute Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

WHEREAS, default has occurred in the payment of the Indebtedness evidenced by the Note and the same is now wholly due, and the owner and holder of said Indebtedness has requested the undersigned to sell said property to satisfy said Indebtedness; and

NOW, THEREFORE, Notice is hereby given that on Tuesday, the 2nd day of May, 2017, between ten o'clock a.m. and four o'clock p.m. (10 a.m. to 4 p.m.), I will sell to the highest bidder at public auction the Property ("Property") described below, at the Front Steps of the Navarro County Courthouse, 300 West 3rd Avenue, Corsicana, Texas 75110, or at such other place as has been designated by the Commissioners' Court of Navarro County, Texas for the conducting of foreclosure sales, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. The Substitute Trustee's sale will begin no earlier than 10:00 a.m. and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

The property to be sold, including any improvements, located in Navarro County, State of Texas, (hereinafter collectively referred to as the "Property") is described as follows, to wit:

TRACT 265, THE SHORES ON RICHLAND CHAMBERS LAKE, PHASE 1, AN ADDITION OF 442.046 ACRES TO NAVARRO COUNTY, TEXAS LOCATED IN THE ROBERT CARADINE SURVEY, ABSTRACT NO. 139, NAVARRO COUNTY, TEXAS AND FILED OF RECORD AT VOLMUE 7, PAGE 307-320, OFFICIAL MAP AND PLAT RECORDS OF NAVARRO COUNTY, TEXAS, AND AT VOLUME 1783, PAGE 830, OFFICIAL REAL PROPERTY RECORDS OF NAVARRO COUNTY, TEXAS.

which currently has the address of TRACT 265, THE SHORES ON RICHLAND CHAMBERS LAKE

together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property, and all replacements and additions thereto, and all other property described in and conveyed by the Deed of Trust, to secure the payment of the Indebtedness evidenced by the Note.

Signed this 6th day of April, 2017.



H. CLINTON MILNER, Substitute Trustee
309 Creekside Way
Waxahachie, TX 75165
TEL. (214) 342-0700