

2017-40
FILED FOR RECORD
AT 3:20 O'CLOCK P.M.

APR 27 2017

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NAVARRO County
Deed of Trust Dated: November 9, 2001
Amount: \$58,800.00
Grantor(s): RAYCHAUN BALLARD and SAMARA BALLARD

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

Original Mortgagee: ALLSTAR LOAN COMPANY DBA ALLSTATE FUNDING, CORPORATION
Current Mortgagee: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, (FORMERLY KNOWN AS FIRST UNION NATIONAL BANK) AS TRUSTEE, FOR LONG BEACH MORTGAGE LOAN TRUST 2001-4

Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 009306 and re-recorded to correct borrower's name on December 4, 2001 as Document No. 009760

Legal Description: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN NAVARRO COUNTY, TEXAS, BEING LOT NO. 25 EUREKA FOREST SUBDIVISION, ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 7, PAGE 6, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

Date of Sale: July 4, 2017 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the NAVARRO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

SHARON ST. PIERRE OR ROBERT LAMONT, SHERYL LAMONT, RANDY DANIEL, CINDY DANIEL OR ALLAN JOHNSTON, LORI GARNER AND RONNIE HUBBARD have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

[Signature]
KRISTEN BATES, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2014-028231

[Signature]
SHARON ST. PIERRE OR ROBERT LAMONT, SHERYL LAMONT,
RANDY DANIEL, CINDY DANIEL OR ALLAN JOHNSTON, LORI
GARNER AND RONNIE HUBBARD
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007

**AFFIDAVIT OF POSTING/FILING NOTICE OF SALE
STATE OF TEXAS**

COUNTY OF NAVARRO

The undersigned, having knowledge of the matters hereinafter set forth, after being duly sworn, deposes and states under oath, as follows:

On behalf of the holder of the indebtedness secured by a Deed of Trust, dated November 9, 2001, executed by RAYCHAUN BALLARD AND WIFE, SAMARA BALLARD to ALLSTAR LOAN COMPANY DBA ALLSTATE FUNDING, CORPORATON, Trustee(s) and recorded in the office of the County Clerk in Document No. 009306 and re-recorded to correct borrower's name on December 4, 2001 as Document No. 009760, NAVARRO County, Texas; at least twenty-one (21) days preceding the date of the sale made by Substitute Trustee on July 4, 2017 between the hours of 10:00 AM and 1:00 PM;

(i) Written notice of the proposed sale, designating the County in which the property securing the above Deed of Trust will be sold, was posted (Notice of Sale) at the courthouse door of each County in which the property securing the above Deed of Trust is located, or as otherwise designated by the County Commissioners; and

(ii) A copy of said Notice of Sale was filed in the office of the County Clerk of the County in which the sale was made.

Lori Garner

SHARON ST. PIERRE OR ROBERT LAMONT, SHERYL LAMONT, RANDY DANIEL,
CINDY DANIEL OR ALLAN JOHNSTON, LORI GARNER AND RONNIE HUBBARD
Substitute Trustee

STATE OF TEXAS

COUNTY OF NAVARRO

This instrument was acknowledged before me on this 27th day of April, 2017, by

Kim Baldwin

Kim Baldwin

NOTARY PUBLIC, STATE OF TEXAS

My Commission expires: 9-6-2018

