

2017-46
FILED FOR RECORD
AT 1254 O'CLOCK P M.

SELECT PORTFOLIO SERVICING, INC (SPS)
SAUCEDO, DAVID AND MELISSA
158 SOUTH EAST COUNTY ROAD 3010, CORSICANA,
TX 75109

CONVENTIONAL
Firm File Number: 15-023001

MAY 15 2017

NOTICE OF TRUSTEE'S SALE

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
Lori Garner DEPUTY

WHEREAS, on April 27, 2006, DAVID SAUCEDO AND MELISSA SAUCEDO, as Grantor(s), executed a Deed of Trust conveying to ELDON L. YOUNGBLOOD, as Trustee, the Real Estate hereinafter described, to HOME123 CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of NAVARRO COUNTY, TX and is recorded under Clerk's File/Instrument Number 00004243 Volume RP 1822, Page 300, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, June 6, 2017 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Navarro county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Navarro, State of Texas:

PLEASE SEE EXHIBIT "A"

Property Address: 158 SOUTH EAST COUNTY ROAD 3010
CORSICANA, TX 75109
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE
REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST,
SERIES 2006-NC2, ASSET BACKED PASS-THROUGH CERTIFICATES
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Lori Garner
SUBSTITUTE TRUSTEE
Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Randy
Daniel, Cindy Daniel, Lori Garner, Ronnie Hubbard or
Allan Johnston
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.

EXHIBIT "A"

All that certain lot, tract, or parcel of land situated in the James Smith Survey Abstract 726, Navarro County, Texas, and being the the same tract called 0.767 acres described by deed recorded in Volume 1474, Page 273 of the Deed Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows:

BEGINNING on a found 1/2" iron pipe for the northeast corner of this tract and the above mentioned 0.767 acre tract located on the south line of County Road No. SE3015;

THENCE S32° 20' 00"E 115.00 feet to a found 1/2" iron pipe for the southeast corner of this tract;

THENCE S58° 48' 00"W 290.47 feet to the southwest corner of this tract located in the center line of County Road No. SE3010; Witness: N58° 48' 00"E 20.0 feet, a set 1/2" iron rod.

THENCE with said center line N32° 20' 00"W 115.00 feet to the northwest corner of this tract at its intersection with said south line of County Road No. SE3015;

THENCE with said south line N58° 48' 00"E 290.47 feet to the place of beginning and containing 0.767 acres of land.