

2017-69

FILED FOR RECORD

AT 12:45 O'CLOCK P.M.

JUN 29 2017

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY OT DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NAVARRO County  
Deed of Trust Dated: February 13, 2006  
Amount: \$66,949.00  
Grantor(s): VALERY MARTIN

Original Mortgagee: HOME LOAN CORPORATION  
Current Mortgagee: CARRINGTON MORTGAGE SERVICES, LLC

Mortgagee Address: CARRINGTON MORTGAGE SERVICES, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806

Recording Information: Document No. 00001701

Legal Description: SEE EXHIBIT A

Date of Sale: September 5, 2017 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 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.

ROBERT LAMONT OR SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ALLAN JOHNSTON, SHARON ST. PIERRE, RANDY DANIEL OR CINDY DANIEL, 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

KBS

KRISTEN BATES, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2014-026421

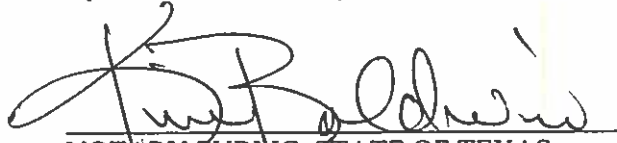
*Lori Garner*

ROBERT LAMONT OR SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ALLAN JOHNSTON, SHARON ST. PIERRE, RANDY DANIEL OR CINDY DANIEL, LORI GARNER AND RONNIE HUBBARD  
700 East Highway 121  
Suite 175  
Lewisville, TX 75067

STATE OF TEXAS

COUNTY OF NAVARRO

Before me, the undersigned authority, on this 29<sup>th</sup> day of June, 2014, personally appeared Wari Garner, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:  
Hughes, Watters & Askanase, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2014-026421



Bk Vol Pg  
00001701 RP 1808 800  
"EXHIBIT A"

All of that certain lot, tract or parcel of land located in the Noah Kezziah Survey, Abstract No. 466, Town of Frost, Navarro County, Texas and being the same tract of land described in Deed from Cheryl Anne Green to Dwayne Watson and wife, Patsy Watson recorded in Volume 1513, Page 536 of the Official Public Records of Navarro County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod set at the west corner of the Watson tract at the intersection of the Southeast line of Pace Street with the northeast line of N. Sheppard Drive (FKA Old Hwy. 22);

**THENCE**, N 60° 40' 40" E, 100.00 feet along the southeast line of Pace Street to a 1/2" iron pipe found at the north corner of the Watson tract and the west corner of the Charles J. and Farris S. Good tract of land described in Deed recorded in Volume 888, Page 465 of the DRNCT;

**THENCE**, S 30° 00' 00" E, 149.66 feet along the common line of the Watson and Good tracts to a 1/2" iron pipe found at the south corner of the Good tract, the east corner of the Watson tract and in the northwest line of the Joel D. and Janet L. Watson 0.32 acre tract of land described in Deed recorded in Volume 1710, Page 505 of the OPRNCT;

**THENCE**, S 60° 41' 32" W, 100.00 feet along the common line of this tract and the Watson 0.32 acre tract to a 5/8" iron rod set in the northeast line of N. Sheppard Drive;

**THENCE**, N 30° 00' 00" W (Reference Bearing), 149.64 feet along the northeast line of N. Sheppard Drive to the **POINT OF BEGINNING** and **CONTAINING 0.34 ACRE OF LAND MORE OR LESS.**