

3490 NW COUNTY ROAD 3125
PURDON, TX 76679

00000006538896

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: September 05, 2017

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place FRONT STEPS OF THE NAVARRO COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 17, 2012 and recorded in Document CLERK'S FILE NO. 00004323 real property records of NAVARRO County, Texas, with L F WILLIAMSON AND B G WILLIAMSON, grantor(s) and METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N. A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by L F WILLIAMSON AND B G WILLIAMSON, securing the payment of the indebtedness in the original principal amount of \$97,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC DBA CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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 lien securing the Property referenced above. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

Jon Howell by Mallory Baumer

JON HOWELL, SUSAN SWINDELL OR BOBBY HOWELL
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

2017-92
FILED FOR RECORD
AT 3:40 O'CLOCK PM.

AUG 14 2017

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



3490 NW COUNTY ROAD 3125
PURDON, TX 76679

00000006538896
Date of Sale: 09/05/2017

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas. I declare under penalty of perjury that on _____ I filed at the office of the NAVARRO County Clerk and caused to be posted at the NAVARRO County courthouse this notice of sale.

Declarants Name: _____
Date: _____



ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT NO. 12 AND SEVENTY (70) FEET OF NORTH SIDE OF LOT NO. 13 AS IT BORDERS LOT NO. 12, LAKE NAVARRO SHORES, NAVARRO COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN VOLUME 3, PAGE 6, PLAT RECORDS, NAVARRO COUNTY, TEXAS.