

2017-138

FILED FOR RECORD

AT 3:51 O'CLOCK P M.

NOV 27 2017

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

BY OT DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NAVARRO County
Deed of Trust Dated: February 15, 2008
Amount: \$44,448.01
Grantor(s): HUBERT GLEN SULLIVAN and MARI JADEAN SULLIVAN

Original Mortgagee: CITIFINANCIAL, INC.
Current Mortgagee: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Mortgagee Address: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33134

Recording Information: Document No. 00001586

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

WHEREAS HUBERT GLEN SULLIVAN is deceased. Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on October 24, 2017 under Cause No. D17-26247-CV in the 13th Judicial District Court of NAVARRO County, Texas
Date of Sale: January 2, 2018 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, HARRIETT FLETCHER, DAVID SIMS, AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, KELLY MAIN, TONYA WASHINGTON, RANDY DANIEL, CINDY DANIEL, ALLAN JOHNSTON, LORI GARNER OR 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 OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER,


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2017-003362


SHARON ST. PIERRE OR ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, KELLY MAIN, TONYA WASHINGTON, RANDY DANIEL, CINDY DANIEL, ALLAN JOHNSTON, LORI GARNER OR RONNIE HUBBARD
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

1000/04

EXHIBIT A

THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN NAVARRO COUNTY, STATE OF TEXAS, TO WIT:

BEGINNING AT THE SOUTHWEST CORNER OF (LILLIE C WEATHERS ONE ACRE TRACT);

THENCE NORTH 56⁰⁰ FEET TO CORNER;

THENCE WEST 75 3/4 FEET TO CORNER;

THENCE SOUTH 56⁰⁰ FEET TO CORNER;

THENCE EAST 75 3/4 FEET TO PLACE OF BEGINNING;

AND CONTAINING ONE (1) ACRE OF LAND, OUT OF THE JNO. FULLERTON SURVEY IN DAWSON, NAVARRO COUNTY, TEXAS AND BEING THE SAME PROPERTY DESCRIBED IN DEED DATED MAY 3, 1922, FROM W.M. STUART AND WIFE, LIZZIE A. STUART, TO S.A. WEATHERS, RECORDED IN VOL. 234, PAGES 318-319, DEED RECORDS OF NAVARRO COUNTY, TEXAS, AND ALSO BEING THE SAME PROPERTY DESCRIBED IN DEED DATED SEPTEMBER 8, 1978, FROM W.E. LAWRENCE, ET UX. TO E.C. WHITE, ET UX, RECORDED IN VOLUME 901, PAGE 542, DEED RECORDS OF NAVARRO COUNTY, TEXAS.

Tax ID# D0200-60-00160-016-0B-0

Return To:
Fidelity Asset Services (Solutions)
1300 Grandview Plaza, Suite 160
Wilmington, DE 19801