

Our File Number: 13-15543  
Name: PATSY ANN WATKINS, AN UNMARRIED WOMAN

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on March 13, 2008, PATSY ANN WATKINS, AN UNMARRIED WOMAN, executed a Deed of Trust/Security Instrument conveying to GARY J. SOMMERFELT, as Trustee, the Real Estate hereinafter described, to BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 00002841, and re-recorded AUGUST 1, 2016, by CORRECTION AFFIDAVIT under County Clerk Number 00005484, in the DEED OF TRUST OR REAL PROPERTY records of NAVARRO COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, JANUARY 2, 2018, 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 at the County Courthouse in NAVARRO COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said 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 was posted.

Said Real Estate is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, BEING 0.348 ACRES SITUATED IN THE JOHN MCGOWN SURVEY, ABSTRACT NO. 528, IN THE TOWN OF BARRY, NAVARRO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED IN METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 101 SOUTH FM 1126  
BARRY, TX 75102

Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY  
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY  
8950 CYPRESS WATERS BOULEVARD  
COPELL, TX 75019

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.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

WITNESS MY HAND this 11 day of December, 2017.

Sharon St. Pierre  
Sharon St. Pierre, Robert LaMont, Harriett Fletcher, David Sims, Sheryl LaMont, Allan Johnston, Ronnie Hubbard, Substitute Trustees  
c/o Marinosci Law Group, P.C.  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

2017-143  
FILED FOR RECORD  
AT 2:40 O'CLOCK P.M.  
DEC 11 2017

SHERYLL G. D. County Clerk  
NAVARRO COUNTY, TEXAS  
BY Keenan DEPUTY

# Exhibit "A"

Property (including any improvements): All that certain lot, tract or parcel of land, being 0.293 acres situated in the John McGown Survey, Abstract No. 528, in Barry, Navarro County, Texas, and being a part of a called 103.7 acres tract described in Deed from Mary C. Wright, et al to E. L. Wright, dated October 15, 1938, recorded in Volume 390, Page 67 of the Deed Records of Navarro County, Texas. Said 0.293 acres is also a part of a 37.946 acres tract conveyed to Josephine Watkins Howard. 0.293 acres tract is more fully described as follows:

Beginning at an iron stake for corner, set in the South line of 3<sup>rd</sup> Street and in the South line of Farm Road No. 1126, corner is in one of the North line of the called 103.7 acres tract and the 37.946 acres tract and brs. N 87 deg. 02' W 398.5 feet from the most northerly Northeast corner of the 103.7 acres tract and the 37.946 acres tract;

THENCE S 2° 58' W 127.5 feet to an iron stake for corner;  
THENCE N 87° 02' W 100 Feet to an Iron stake for corner;  
THENCE N 2° 58' E 127.5 feet to an iron stake for corner in the South line of 3<sup>rd</sup> Street;  
THENCE S 87° 02' E 100 feet to the place of beginning containing 0.293 acres of land.

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