

2017-147

FILED FOR RECORD

AT 2:30 O'CLOCK P.M.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEC 28 2017

Matter No.: 043950-TX

Date: December 22, 2017

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

County where Real Property is Located: **Navarro**

ORIGINAL MORTGAGOR: NATHANIEL BARNETT AND JOYCE BARNETT, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: CITIZENS NATIONAL BANK

CURRENT MORTGAGEE: TIB THE INDEPENDENT BANKERS BANK

MORTGAGE SERVICER: TIB THE INDEPENDENT BANKERS BANK

DEED OF TRUST DATED 6/19/2006, RECORDING INFORMATION: Recorded on 6/21/2006, as Instrument No. 00006313, in Book 1833, Page 606,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE MARY SMITH SURVEY ABSTRACT 724 AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 2/6/2018, the foreclosure sale will be conducted in Navarro County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 11:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

TIB THE INDEPENDENT BANKERS BANK is acting as the Mortgage Servicer for TIB THE INDEPENDENT BANKERS BANK who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. TIB THE INDEPENDENT BANKERS BANK, as Mortgage Servicer, is representing the Mortgagee, whose address is:

TIB THE INDEPENDENT BANKERS BANK
1 Corporate Drive Suite 360,
Lake Zurich IL 60047-8924

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 property securing the above referenced loan.



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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.



By: _____ Substitute Trustee
ROBERT LAMONT, SHERYL LAMONT, HARRIETT
FLETCHER, DAVID SIMS, ALLAN JOHNSTON, SHARON
ST. PIERRE, RONNIE HUBBARD, PAUL A. HOEFKER,
ROBERT L. NEGRIN

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

Exhibit "A"

All that certain lot, tract or parcel of land situated in the Mary Smith Survey Abstract 724, Navarro County, Texas and being a part of that certain tract of land described in the Deed from Alsa Edwards, et al to America Bunton recorded in Volume 1081, Page 897 in the Official Public Records of Navarro County, Texas and a part of that certain tract of land described in the Deed from M. R. Biggers, et ux to Andrew Bell recorded in Volume 105, Page 415 of the Deed Records of Navarro County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod set at a corner in the westerly right-of-way line of F.M. Highway 744, said corner bears South 60 deg 00' 00" West, at 26.35 feet passing a 1/2" steel pipe found for reference, in all 29.56 feet to a 5/8 inch iron rod set in the westerly right-of-way line of said Highway and South 29 deg 59' 02" East 168.09 feet from the northeast corner of said Bell tract;

THENCE South 29 deg 59' 02" East 168.09 feet along the westerly right of way line of said Highway to a 5/8 inch iron rod set at a corner;

THENCE South 60 deg 00' 00" West 259.15 feet to a 5/8" iron rod set at a corner;

THENCE North 29 deg 59' 02" West 168.09 feet to a 5/8" iron rod set at a corner;

THENCE North 60 deg 00' 00" East 259.15 feet to the Point of Beginning and containing 1.00 acres of land, more or less.