

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

2018-74
FILED FOR RECORD
AT 2:16 O'CLOCK P M.

AUG 09 2018

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

TS#: 16-17200

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 4/10/2012, CHRISTOPHER J OLDENBURG AND HEATHER OLDENBURG, HUSBAND AND WIFE AS JOINT TENANTS, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of ALLAN B. POLUNSKY, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$77,972.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, which Deed of Trust is Recorded on 4/11/2012 as Volume 00002827, Book , Page , Loan Modification recorded 10/30/2014 as Instrument No. 00007674 in Navarro County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN NAVARRO COUNTY, TEXAS ON THE R. R. GOODLOE SURVEY, A-299 AND BEING A PART OF LOT 49 AND LOT 50, HIDDEN HILLS ESTATES, PHASE II AS SHOWN BY PLAT RECORDED IN VOLUME 6, PAGE 43 OF THE NAVARRO COUNTY PLAT RECORDS AND ALSO BEING THE SAME LAND DESCRIBED IN DEED RECORDED IN VOLUME 1736, PAGE 50 OF THE OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS. SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND AT THE NORTH CORNER OF THIS TRACT, THE EAST CORNER OF THE FRED LAGOMARSINO TRACT RECORDED IN VOLUME 1343, PAGE 736 AND IN THE SOUTHWEST LINE OF LOT 37; WITNESS: FOUND 1" PIPE AT THE NORTH CORNER OF LOT 50, NORTH 30 DEGREES 13 MINUTES 10 SECONDS WEST 109.52 FEET;

THENCE SOUTH 30 DEGREES 19 MINUTES 54 SECONDS EAST 120.43 FEET TO A 1/2" IRON ROD FOUND AT THE NORTH CORNER OF THE BENNY COLBURN TRACT RECORDED IN VOLUME 1672, PAGE 821 AND IN THE WEST LINE OF LOT 38; WITNESS: FOUND 1" PIPE AT THE EAST CORNER OF LOT 49, SOUTH 29 DEGREES 49 MINUTES 30 SECONDS EAST 19.96 FEET;



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THENCE SOUTH 59 DEGREES 42 MINUTES 26 SECONDS WEST 286.70 FEET TO A POINT IN THE CENTERLINE OF A 50 FOOT WIDE EASEMENT (HIDDEN HILLS DRIVE); WITNESS: FOUND 1/2" IRON ROD NORTH 59 DEGREES 42 MINUTES 26 SECONDS EAST 24.28 FEET FROM WHICH A 1" PIPE WHICH IS AN OFFSET CORNER OF THE SOUTH CORNER OF LOT 49 BEARS SOUTH 34 DEGREES 10 MINUTES 28 SECONDS EAST 20.08 FEET;

THENCE ALONG THE CENTERLINE OF EASEMENT (HIDDEN HILLS DRIVE) NORTH 34 DEGREES 10 MINUTES 28 SECONDS WEST 57.42 FEET TO A POINT FOR CORNER AND NORTH 46 DEGREES 00 MINUTES 23 SECONDS WEST 70.76 FEET TO A POINT FOR CORNER AT THE WEST CORNER OF THIS TRACT AND THE SOUTH CORNER OF THE LAGOMARSINO TRACT; WITNESS: FOUND 1/2" IRON ROD NORTH 59 DEGREES 40 MINUTES 38 SECONDS EAST 25.37 FEET;

THENCE NORTH 59 DEGREES 40 MINUTES 38 SECONDS EAST 333.60 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.882 ACRES OF LAND OF WHICH APPROXIMATELY 0.07 ACRES LIES IN THE 50 FOOT EASEMENT.

Commonly known as: **1108 HIDDEN HILLS DRIVE, CORSICANA, TX 75110**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Sharon St. Pierre, Robert LaMont, Shery LaMont, Harriett Fletcher, David Sims, Aurora Campos, Jonathan Harrison, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Shawn Schiller, Randy Daniel, Cindy Daniel, Ronnie Hubbard, Lori Garner

or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for Carrington Mortgage Services, LLC, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 10/2/2018 at 11:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of Navarro County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE FRONT STEPS OF THE COURTHOUSE** Navarro Center, 800 N Main Street, Corsicana, TX 75110

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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.

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.

WITNESS, my hand this 8/8/2018

Sharon St. Pierre
By: Substitute Trustee(s)
Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Aurora Campos, Jonathan Harrison, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Shawn Schiller, Randy Daniel, Cindy Daniel, Ronnie Hubbard, Lori Garner

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
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THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.