

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 04, 2018

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 June 23, 2017 and recorded in Document CLERK'S FILE NO. 00004614 real property records of NAVARRO County, Texas, with KATHY BURNETT, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR GUILD MORTGAGE COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KATHY BURNETT, securing the payment of the indebtednesses in the original principal amount of \$65,656.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION 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. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION
4801 FREDERICA ST
OWENSBORO, KY 42301


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 JON HOWELL, SUSAN SWINDLE OR BOBBY HOWELL

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

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. 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: _____

2018-77
FILED FOR RECORD
AT 9:25 O'CLOCK A M.

AUG 13 2018

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



EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, LOCATED WITHIN THE THOMAS M. ROWE SURVEY, ABSTRACT NUMBER 680 IN NAVARRO COUNTY, TEXAS, BEING ALL OF LOT 6, LOT 7 AND LOT 8 OF BLOCK 1 OF THE THOMPSON & FORTSON ADDITION TO THE TOWN OF RICE, AS SHOWN ON A PLAT RECORDED IN VOLUME 165, PAGE 526 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS (D.R.N.C.T.), AND BEING DESCRIBED AS ONE TRACT BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2 INCH IRON ROAD IN THE NORTH MARGIN OF GILMER STREET, BEING THE COMMON SOUTHERLY CORNER OF LOT 5 AND LOT 6, FROM WHICH A FOUND 1/2 INCH IRON ROAD CAPPED "BRUCE 4890" BEARS SOUTH 64 DEG 33'49" WEST, 137.10 FEET, AND A FOUND 1/2 INCH IRON ROD FOR REFERENCE BEARS SOUTH 25 DEG 26'11" EAST, 3.90 FEET;

THENCE NORTH 25 DEG 26'11" WEST WITH COMMON LINE OF LOT 5 AND LOT 6, A DISTANCE OF 115.00 FEET TO A SET 1/2 INCH IRON ROAD IN THE SOUTH MARGIN OF AN UNNAMED ALLEY;

THENCE NORTH 64 DEG 33'49" EAST WITH THE SOUTH MARGIN OF SAID ALLEY AND THE NORTH LINE OF LOT 6, LOT 7 AND LOT 8, A DISTANCE OF 77.50 FEET TO A SET 1/2 INCH IRON ROD AT A FENCE CORNER AT THE COMMON NORTHERLY CORNER OF LOT 8 AND LOT 9;

THENCE SOUTH 25 DEG 26'11" EAST WITH THE COMMON LINE OF LOT 8 AND LOT 9, A DISTANCE OF 115.00 FEET TO A SET 1/2 INCH IRON ROD IN THE NORTH MARGIN OF GILMER STREET, BEING THE COMMON SOUTHERLY CORNER OF LOT 8 AND LOT 9;

THENCE SOUTH 64 DEG 33'49" WEST WITH THE NORTH MARGIN OF GILMER STREET, A DISTANCE OF 77.50 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.205 ACRES OF LAND, MORE OR LESS.



NOS00000007754997