

2018-86  
FILED FOR RECORD  
AT 3:35 O'CLOCK P.M.

AUG 23 2018

1000 NW County Road 2020, Corsicana, TX 75110

18-007884

SHERRY DOWD County Clerk  
NAVARRO COUNTY, TEXAS

BY [Signature] DEPUTY

**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: 10/02/2018
- Time: Between 11am-2pm and beginning not earlier than 11am-2pm or not later than three hours thereafter.
- Place: The area designated by the Commissioners Court of Navarro County, pursuant to §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 of Trustee's Sale was posted.

**2. Terms of Sale. Highest bidder for cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 01/31/2005 and recorded in the real property records of Navarro County, TX and is recorded under Clerk's File/Instrument Number 00001203, 1738, Page 388, with Stanley Wrenn and Cynthia Wrenn (grantor(s)) and Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for Fidelity Home Mortgage Corp. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Stanley Wrenn and Cynthia Wrenn, securing the payment of the indebtedness in the original amount of \$105,169.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Bank of America, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT NO. 9 OF VICTOR COOPER ESTATES SITUATED IN THE WM. VAN METER SURVEY A-816 IN NAVARRO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 7, PAGE 178, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.



4667303

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Bank of America, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

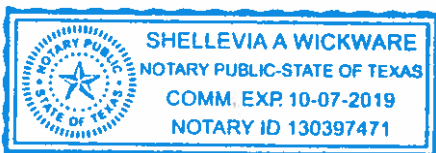
Bank of America, N.A.  
9000 Southside Boulevard, Building 400  
Jacksonville, FL 32256

Sharon St Pierre  
**SUBSTITUTE TRUSTEE**  
Robert LaMont, Sheryl LaMont, Harriett Fletcher,  
David Sims, Allan Johnston, Sharon St. Pierre,  
Ronnie Hubbard whose address is  
1320 Greenway Drive, Suite 300 Irving, TX 75038  
OR 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 whose  
address is 1 Mauchly, Irvine, CA 92618

STATE OF TEXAS  
COUNTY OF CHEROKEE

Before me, the undersigned authority, on this day personally appeared Sharon St Pierre, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23 day of August, 2018.



Shellevia A Wickware  
NOTARY PUBLIC in and for  
CHEROKEE COUNTY  
My commission expires: 10-07-2019  
Print Name of Notary:  
Shellevia A. Wickware

**CERTIFICATE OF POSTING**

My name is Sharon St. Pierre, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on August 23, 2018 I filed at the office of the Navarro County Clerk and caused to be posted at the Navarro County courthouse this notice of sale.

Sharon St Pierre  
Declarants Name: Sharon St. Pierre  
Date: 8-23-2018