

2018-88
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 060320-TX

Date: August 16, 2018

County where Real Property is Located: Navarro

AUG 23 2018

SHERRY DONN, County Clerk
NAVARRO COUNTY, TEXAS

BY [Signature] DEPUTY

ORIGINAL MORTGAGOR: SHARON K WILLIAMS, A MARRIED PERSON AND RICHARD C WILLIAMS, A MARRIED PERSON

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR CENDANT MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: CITIBANK, N.A. AS TRUSTEE FOR CENDANT MORTGAGE CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-A

MORTGAGE SERVICER: PHH Mortgage Corporation

DEED OF TRUST DATED 8/30/2001, RECORDING INFORMATION: Recorded on 9/4/2001, as Instrument No. 006919 in Book 1539 Page 0227 Deed of Trust Re-recorded on 2/08/2002 as Instrument No. 01138 Book 1560 Page 0042 and later modified by a loan modification agreement recorded as Instrument 00003705 on 5/28/2010

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN NAVARRO COUNTY, TEXAS, BEING LOT NO. 3, EUREKA FOREST SUBDIVISION, ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 7, PAGE 6, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 10/2/2018, 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.

PHH Mortgage Corporation is acting as the Mortgage Servicer for CITIBANK, N.A. AS TRUSTEE FOR CENDANT MORTGAGE CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-A who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PHH Mortgage Corporation, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CITIBANK, N.A. AS TRUSTEE FOR CENDANT MORTGAGE CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-A
c/o PHH Mortgage Corporation
One Mortgage Way
Mt Laurel NJ 08054

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

AFFIDAVIT OF POSTING

THE STATE OF TEXAS
 Cherokee
COUNTY OF ~~Navarro~~

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§

Pursuant to the applicable provisions of Texas law, I, ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ALLAN JOHNSTON, SHARON ST. PIERRE, RONNIE HUBBARD, PAUL A. HOEFKER, ROBERT L. NEGRIN on August 23, 2018, on behalf of and at the specific instruction and request of PHH Mortgage Corporation did file a Notice of Trustees Sale with the County Clerk of Navarro County, Texas and did post a like Notice at the door of the Courthouse of Navarro County, Texas. The land described in the Notice of Trustee's Sale is located in Navarro County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

DATED: August 23, 2018.

Sharon St. Pierre

~~ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ALLAN JOHNSTON, SHARON ST. PIERRE, RONNIE HUBBARD, PAUL A. HOEFKER, ROBERT L. NEGRIN~~

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Paul A. Hoefker, Robert L. Negrin who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she recorded and posted this notice in compliance with Texas Property Code §51.002.

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

Shellievia A Wickware
Notary Public in and for the State of Texas

My commission expires: 10-07-2019

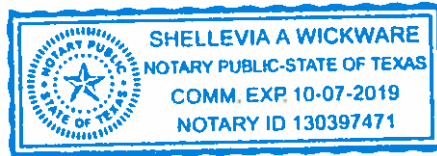


Exhibit "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN NAVARRO COUNTY, TEXAS, BEING LOT NO. 3, EUREKA FOREST SUBDIVISION, ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 7, PAGE 6, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

Return to:
ALDRIDGE PITE, LLP
4375 Jutland Drive, Suite 200
P.O. Box 17935
San Diego, CA 92117
T.S. No.: 060320-TX
ASAP# 4667548