

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.

2018-113

FILED FOR RECORD

AT 9:05 O'CLOCK a.m.

OCT 15 2018

1. Date, Time, and Place of Sale.

Date: December 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.

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

BY _____ DEPUTY

2. Terms of Sale. Cash.

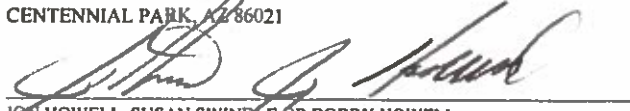
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 12, 2016 and recorded in Document CLERK'S FILE NO. 00006533 real property records of NAVARRO County, Texas, with JOHNNY RAWLS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOHNNY RAWLS, securing the payment of the indebtedness in the original principal amount of \$139,455.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PRIMARY RESIDENTIAL MORTGAGE, INC. 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. PRIMARY RESIDENTIAL MORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PRIMARY RESIDENTIAL MORTGAGE, INC.
P.O. BOX 1200 1725 S. BERRY KNOLL ROAD
CENTENNIAL PARK, AZ 86021



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: _____



EXHIBIT "A"

JOHNY RAWLS
NORTH 75' OF LOT 1, BLK. 1028 G
0.232 ACRES

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, LOCATED WITHIN THE RACHAEL LEACH SURVEY, ABSTRACT NUMBER 367 IN NAVARRO COUNTY, TEXAS, AND BEING THE NORTH 75' (SEVENTY FIVE FEET) OF LOT 1, BLOCK 1028 G OF WOODLAND HILLS ADDITION NO. 8, AS SHOWN ON A PLAT RECORDED IN VOLUME 4, PAGE 14 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS (P.R.N.C.T.), AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON PIPE AT THE INTERSECTION OF THE SOUTHEAST MARGIN OF GLADSTONE AVENUE AND THE NORTHEAST MARGIN OF LOVE STREET, BEING THE WEST CORNER OF LOT 1 OF BLOCK 1028 G AND THE WEST CORNER OF THIS TRACT:

THENCE NORTH 55 DEGREES 06' 48" EAST WITH THE SOUTHEAST MARGIN OF GLADSTONE AVENUE, A DISTANCE OF 135.04 FEET TO A FOUND 3/4 INCH IRON PIPE, BEING THE NORTH CORNER OF LOT 1 AND THE WEST CORNER OF LOT 1 OF BLOCK 1026 C OF COLONIAL ADDITION AS SHOWN ON A PLAT RECORDED IN VOLUME 4, PAGE 18 (P.R.N.C.T.):

THENCE SOUTH 33 DEGREES 54' 00" EAST WITH THE COMMON LINE OF BLOCK 1028 G AND BLOCK 1026 C, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER, FROM WHICH A CHAIN LINK FENCE CORNER POST BEARS NORTH 55 DEGREES 06' 48" EAST, 3.13 FEET;

THENCE SOUTH 55 DEGREES 06' 48" WEST ACROSS LOT 1 OF BLOCK 1028 G, A DISTANCE OF 135.04 FEET TO A POINT FOR CORNER IN THE NORTHEAST MARGIN OF LOVE STREET, FROM WHICH A FOUND 3/4 INCH IRON PIPE WITH A COLLAR BEARS SOUTH 33 DEGREES 54' 00" EAST (LINE OF DIRECTIONAL CONTROL), 87.09 FEET, AND A FOUND 1/2 INCH PIPE FOR REFERENCE BEARS NORTH 40 DEGREES 55' 00" EAST, 2.15 FEET;

THENCE NORTH 33 DEGREES 54' 00" WEST WITH THE NORTHEAST MARGIN OF LOVE STREET, A DISTANCE OF 75.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.232 ACRES OF LAND.



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