

2019-71
FILED FOR RECORD
AT 8:05 O'CLOCK A.M.

APR 16 2019

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

0000008166738

4976 FM 744
CORNICANA, TX 75110

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: May 07, 2019

Time: The sale will begin at 1:00 PM 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 May 08, 2018 and recorded in Document CLERK'S FILE NO. 00003586 real property records of NAVARRO County, Texas, with GURPREET K PABLA AND HARJIWAN SINGH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by GURPREET K PABLA AND HARJIWAN SINGH, securing the payment of the indebtednesses in the original principal amount of \$270,019.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CALIBER HOME LOANS, 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. CALIBER HOME LOANS, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CALIBER HOME LOANS, INC.
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead LORI GARNER, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, RANDY DANIEL, CINDY DANIEL, ALLAN JOHNSTON, RONNIE HUBBARD, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DANA KAMIN, LISA BRUNO JON HOWELL, SUSAN SWINDLE OR BOBBY HOWELL whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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"

BEING A PART OF THE JEREMIAH DAY SURVEY, ABSTRACT 202, NAVARRO COUNTY, TEXAS, AND BEING THE 2.0 ACRE TRACT DESCRIBED IN DEED FROM R. BERNARD JONES ET UX TO IRVIN W. RUSHING, JR. ET UX RECORDED IN VOLUME 900 PAGE 113, THE 0.85 ACRE TRACT DESCRIBED IN DEED FROM RUFUS B. JONES, ET UX TO IRVIN W. RUSHING RECORDED IN VOLUME 964, PAGE 210 AND THE 0.63 ACRE TRACT DESCRIBED IN DEED FROM DEAN B. MILKES TO IRVIN W. RUSHING RECORDED IN VOLUME 926, PAGE 192 ALL IN THE DEED RECORDS, NAVARRO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY ITS METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4 INCH PIPE FOUND ON THE WEST RIGHT OF WAY LINE OF F.M. HIGHWAY 774 AT THE MOST EAST CORNER OF SAID 0.63 ACRE TRACT;

THENCE S 23° 24' 00" W, WITH SAID RIGHT OF WAY LINE, AT 485.88 FEET PASSING A 1/2 INCH PIPE FOUND AT THE MOST SOUTH CORNER OF SAID 0.85 ACRE TRACT, IN ALL 649.13 FEET TO A 3/8 INCH STEEL ROD SET AT THE MOST SOUTH CORNER OF SAID 19.156 ACRE TRACT AND THE MOST EAST CORNER OF AN 8.00 ACRE TRACT DESCRIBED IN DEED FROM CHARLOTTE J. O'CONNOR, ET AL TO CORNICANA CHRISTIAN ACADEMY, INC. RECORDED IN VOLUME 1174, PAGE 885 OF SAID DEED RECORDS;

THENCE N 30° 22' 10" W (DEED, N 30° W), WITH THE WEST LINE OF SAID 19.156 ACRE TRACT AND THE EAST LINE OF SAID 8.00 ACRE TRACT AND OF A 14.602 ACRE TRACT DESCRIBED IN DEED FROM BERNICE RETTENMAYER TO CHARLOTTE J. O'CONNOR ET AL RECORDED IN VOLUME 1091, PAGE 761 OF SAID DEED RECORDS, 881.29 FEET TO A 5/8 INCH STEEL ROD FOUND AT THE MOST SOUTH CORNER OF THE 15.671 ACRE TRACT DESCRIBED IN DEED IRVIN WILLIAM RUSHING, JR., ET UX TO JACKIE R. DEMOSS RECORDED IN VOLUME 1076, PAGE 341 OF SAID DEED RECORDS;

THENCE N 59° 37' 50" E (DEED N 60° 00' 00" E) WITH THE SOUTH LINE OF SAID 15.671 ACRE TRACT AND GENERALLY ALONG A FENCE, 371.25 FEET, (DEED 371.23 FEET) TO A 3/8 INCH STEEL ROD SET AT THE MOST EAST CORNER OF SAID 15.671 ACRE TRACT;

THENCE S 30° 20' 32" E (DEED S 30° E) WITH THE WEST LINE OF A 20.034 ACRE TRACT DESCRIBED IN CONTRACT OF SALE FROM THE VETERANS LAND BOARD OF TEXAS TO DEAN B. MILKES RECORDED IN VOLUME 773, PAGE 731 OF SAID DEED RECORDS AND THE EAST LINE OF SAID 19.156 ACRE TRACT, AT 204.47 FEET PASSING A 1/2 PIPE FOUND AT THE COMMON EAST CORNER OF SAID 19.156 ACRE TRACT AND THE SAID 0.85 ACRE TRACT AND CONTINUING WITH THE EAST LINE OF SAID 0.85 ACRE TRACT IN ALL 265.37 FEET TO A 3/8 INCH STEEL ROD SET AT THE COMMON NORTH CORNER OF SAID 9.63 ACRE TRACT AND SAID 2.0 ACRE TRACT;

THENCE S 63° 39' 25" E (DEED, S 63° 38' E) WITH THE EAST LINE OF 0.63 ACRE TRACT AND GENERALLY ALONG A FENCE, 277.85 FEET (DEED, 284.8 FEET) TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 6.953 ACRES OF LAND, MORE OR LESS.