

**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:** June 04, 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 February 22, 2000 and recorded in Document VOLUME 1473, PAGE 367 real property records of NAVARRO County, Texas, with ELMER S TRENT AND HAZEL FAYE TRENT, grantor(s) and CENTEX HOME EQUITY CORPORATION, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ELMER S TRENT AND HAZEL FAYE TRENT, securing the payment of the indebtednesses in the original principal amount of \$38,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-A 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. NATIONSTAR MORTGAGE LLC D/B A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c o NATIONSTAR MORTGAGE LLC D/B A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019

*Lori Garner by [Signature]*

LORI GARNER, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, RANDY DANIEL, CINDY DANIEL,  
ALLAN JOHNSTON OR RONNIE HUBBARD

Substitute Trustee

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

2019-54

FILED FOR RECORD  
AT 1:22 O'CLOCK P M.

MAY 13 2019

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



**IT IS FURTHER ORDERED** that one of the effects of the non-judicial foreclosure shall be that defendants are divested and the purchaser of the Property at the non-judicial foreclosure sale is vested with all right, title and interest to the Property.

**IT IS FURTHER ORDERED** that no personal liability or deficiency for the Loan Agreement debt shall be asserted against the defendants or the putative estate of Decedent.

**IT IS FURTHER ORDERED** that after the non-judicial foreclosure is held, if the property remains occupied after this judgment becomes final and the plaintiff is the purchaser of the Property at the non-judicial foreclosure sale, a writ of possession shall issue against any occupant of the Property in accordance with TEX. R. CIV. P. 310.

All relief not expressly granted is denied.

This judgment finally disposes of all parties and all claims and is appealable.

SIGNED this \_\_\_\_\_ day of 3/7/2019 8:49 AM, 2019.

\_\_\_\_\_  
**PRESIDING JUDGE**

SUBMITTED BY:

/s/ Brian D. McGrath  
Brian D. McGrath  
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ATTORNEY FOR PLAINTIFF

