

2014-23
FILED FOR RECORD
BY 235 O'CLOCK P.M.

JAN 31 2014

SHERRY DOWD
COUNTY CLERK NAVARRO COUNTY, TEXAS
DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
COUNTY OF NAVARRO §

Borrower: Cedric Williams and Regina Williams, husband and wife
(herein "Borrower")

Noteholder: Partners for Payment Relief DE III, LLC as assigned (herein
"Noteholder")

Note: Texas Home Equity Fixed/Adjustable Rate Note dated
September 16, 2005, executed by Borrower in the original
principal amount of \$68,000.00, payable to the order of
Home123 Corporation, and subsequently transferred and
assigned to Noteholder (herein the "Note")

Deed of Trust: Texas Home Equity Security Instrument dated September 16,
2005, executed by Borrower to Eldon L. Youngblood,
Trustee, for the benefit of Noteholder, recorded in Volume
1781, Page 644, Official Public Records of Navarro County,
Texas, (herein the "Deed of Trust")

Assignment: Corporate Assignment of Deed of Trust dated April 1, 2013,
executed by Ocwen Loan Servicing, LLC, Attorney in Fact
for Deutsche Bank Trust Company Americas as Trustee for
MASTR Specialized Loan Trust 2007-01 Mortgage Pass-
Through Certificates, as Assignor, in favor of Residential
Funding Company, LLC, as Assignee, of record under
Document Number 00007000, Official Public Records of
Navarro County, Texas; and, Corporate Assignment of Deed
of Trust dated April 1, 2013, executed by Residential
Funding, LLC, as Assignor, in favor of Partners for Payment
Relief DE III, LLC, as Assignee, of record under Document
Number 00007001 of the Official Public Records of Navarro
County, Texas (herein collectively the "Assignment")

Property: Being all that certain lot, tract or parcel of land situated in the
City of Corsicana, Navarro County, Texas, and being Lots
Nos. 3 and 4 in Block No. 284, now known as Lot 3A, Block
284, Jester Addition, according to the Re-Plat recorded in
Volume 7, Page 180, Plat Records of Navarro County, Texas
(herein the "Property")

Substitute Trustee: William Riley Nix or Jonathan Rawlins (herein the "Substitute Trustee")

Substitute Trustee's Mailing Address:
717 North Crockett
Sherman, Grayson County, Texas 75090

WHEREAS, pursuant to the Deed of Trust, Borrower conveyed to Eldon L. Youngblood, Trustee for the benefit of Noteholder, the Property as herein described together with the improvements, personal property, fixtures, appurtenances, and other rights, titles, and interests more particularly described in the Deed of Trust (hereinafter collectively referred to as the "Property"), to secure the payment of, among other things, the Note;

WHEREAS, the undersigned has been appointed Substitute Trustee (herein so called) in the place of the original Trustee pursuant to the terms of the Deed of Trust;

WHEREAS, an event of default has occurred under the terms of the Note and the Deed of Trust, and pursuant to its rights under the Note and the Deed of Trust, Noteholder accelerated the maturity of the Note, causing the entire unpaid principal balance of and all accrued and unpaid interest thereon to become due and payable, and written notice of default and Noteholder's intent to accelerate, and written notice of acceleration have been given to Borrower;

WHEREAS, the Note has remained unpaid from the date that it was accelerated and declared due and payable; and

WHEREAS, Noteholder has requested William Riley Nix or Jonathan Rawlins, as Substitute Trustee, or either of them, to sell the Property, in the manner provided for in the Deed of Trust (the "Foreclosure Sale"), to satisfy the indebtedness secured by the lien of the Deed of Trust (the "Indebtedness").

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that the Property will be sold at the Foreclosure Sale pursuant to the Texas Property Code, as follows:

1. The Foreclosure Sale will be on **Tuesday, March 4, 2014;**
2. The earliest time at which the Foreclosure Sale will occur is **1:00 p.m.** and will begin at that time or not later than three hours after that time;
3. The Foreclosure Sale will take place on the **front steps of the Navarro County Courthouse, 300 West 3rd Avenue, Corsicana, Texas 75110**, at the place designated by the Navarro County Commissioner's Court for such sales; and

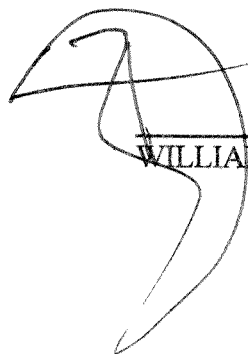
4. The Property will be sold to the highest bidder for cash, except that Noteholder's bid may be by credit against the Indebtedness.

The sale noticed herein shall include the interest of the Borrower in any fixtures and personal property covered by the Deed of Trust and any other documents executed in connection with or as security for the Note, Noteholder having directed the undersigned to sell, and the undersigned hereby noticing the sale of, any such fixtures and personalty pursuant to rights granted to the Noteholder under the Texas Business and Commerce Code.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. EXCEPT AS EXPRESSLY PROVIDED HEREIN, THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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.

WITNESS MY HAND this 30th day of January 2014.

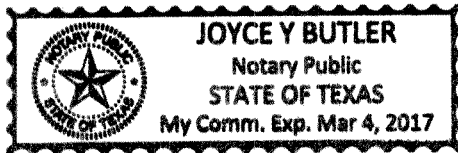
A handwritten signature in black ink, appearing to be 'William Riley Nix', written over a horizontal line.

WILLIAM RILEY NIX, Substitute Trustee

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

This instrument was acknowledged before me on the 30th day of January, 2014, by
WILLIAM RILEY NIX, Substitute Trustee.



Joyce Y. Butler

Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

William Riley Nix, Attorney
717 North Crockett Street
Sherman TX 75090

NOTICE OF SALE FORECLOSURE FORM

Date this form is submitted to county clerk (may be file stamped): _____

Is this property residential real property? (Yes / No): **YES**

Zip code of the property for which the Notice of Sale is filed: **75110**

This form is being used to memorialize the filing of a Notice of Sale related to the foreclosure of residential real property in connection with the notices required by TEX. PROP. CODE, §51.002.