

2018-85

FILED FOR RECORD
AT 2:50 O'CLOCK P.M.

FILED FOR RECORD
at 1:18 o'clock P.M.

AUG 23 2018

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NAVARRO County
Deed of Trust Dated: March 10, 2004
Amount: \$81,000.00
Grantor(s): JERAMY HERRIN and KATHLEEN HERRIN

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

MARK STAPLES
County Clerk, Anderson County, Texas
By [Signature] Deputy

Original Mortgagee: HIRAM PAIR
Current Mortgagee: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Mortgagee Address: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33146

Recording Information: Document No. 00011537

Legal Description: SEE EXHIBIT "A"

Date of Sale: October 2, 2018 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the NAVARRO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

SHARON ST. PIERRE OR ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, AURORA CAMPOS, JONATHAN HARRISON, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, SHAWN SCHILLER, RANDY DANIEL, CINDY DANIEL, LORI GARNER, ALLAN JOHNSTON OR RONNIE HUBBARD have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.

[Signature]
RACHEL U. DONNELLY, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-004802

[Signature]
SHARON ST. PIERRE OR ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, AURORA CAMPOS, JONATHAN HARRISON, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, SHAWN SCHILLER, RANDY DANIEL, CINDY DANIEL, LORI GARNER, ALLAN JOHNSTON OR RONNIE HUBBARD
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in Navarro County, Texas, being Lot One (1) in Block 1039-C of the HUTSON ADDITION to the City of Corsicana, Texas, according to the Preliminary Plat thereof, being in the JAMES POWELL SURVEY, A-630 and being a part of the 8.319 acre tract described in Deed from Mrs. Addie Brown to A. B. Hutson dated January 21, 1937, and recorded in Volume 379, Page 68, Deed Records of Navarro County, Texas, and being more fully described as follows:

BEGINNING at an iron stake on South line of Emhouse Road, the Northwest corner of aforesaid 8.319 acre tract;

THENCE North 89 52' East 120 feet with South line of Emhouse Road to an iron stake on West line of Purdue Drive;

THENCE South 0 29' West 120 feet to an iron stake for corner;

THENCE South 89 52' West 120 feet to an iron stake for corner;

THENCE North 0 29' East 120 feet to the PLACE OF BEGINNING.

0001537 RP 1792 576

Filed for Record in
Navarro County
on Nov 25, 2005 at 11:12A

in a
Subdivision

Document Number: 4001537

Amount: \$1.00

Booked Number - 3397
by
Shirley Thomas

**PRINT OF TEXAS
COUNTY CLERK**
I hereby certify that this instrument was
filed as the only and true abstract herein to be and
shall remain in the public and true of the
as shown herein to all.

Nov 25, 2005

Bryan Paul, Clerk (1st)
Navarro County