

2018 -102  
FILED FOR RECORD  
AT 3:40 O'CLOCK P.M.

SEP 10 2018

C&S No. 44-18-2004 / VA / No / FILE NOS  
LoanCare, LLC

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

### NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

Date of Security Instrument: February 05, 2015

**Grantor(s):** Claude L. Stephens, a single man

**Original Trustee:** William S. Hennessey, Esq.

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. as nominee for Nations Lending Corporation, its successors and assigns

**Recording Information:** Clerk's File No. 00000900, in the Official Public Records of NAVARRO County, Texas.

**Current Mortgagee:** Nations Lending Corporation, an Ohio Corporation

**Mortgage Servicer:** LoanCare, LLC, whose address is C/O 3637 Sentara Way, Virginia Beach, VA 23452 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Legal Description:**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN NAVARRO COUNTY, TEXAS ON THE N. KEZZIA SURVEY, A-466 AND BEING ALL OF THE TRACT OF LAND CONVEYED TO REX O. BELLEW AND WIFE FERN BELLEW BY ALVA LYNN SMITH, ATTORNEY-IN-FACT FOR ALVA C. SMITH BY DEED RECORDED IN VOLUME 1303, PAGE 175 OF THE OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS AND CALLED LOTS 11 AND 12, BLOCK 10 OF THE SANDERS ADDITION TO THE TOWN OF FROST, TEXAS OF WHICH NO RECORD OF LOTS 11 AND 12, BLOCK 10 EXISTS ON THE SANDERS ADDITION PLAT RECORDED IN VOLUME 110, PAGE 490 OF THE NAVARRO COUNTY PLAT RECORDS. THIS TRACT HAS BEEN CONVEYED BY THIS DESCRIPTION SINCE 1913 SO THE TRACT WAS SET UP BY ADJACENT CALLS. SAID LOT, TRACT OR PARCEL OF LAND AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Date of Sale: 10/02/2018 Earliest Time Sale Will Begin: 11:00 AM

### APPOINTMENT OF SUBSTITUTE TRUSTEE

**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.**

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Robert LaMont as Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, David Sims as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Ronnie Hubbard as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee



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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.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the NAVARRO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the 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.

Executed on this the 6th day of September, 2018.

**For Information:**

"Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

Annarose Harding  
Annarose Harding, Attorney at Law  
Codilis & Stawiarski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by: Sharon Pierre

Printed Name: Sharon St. Pierre

9-10-2018

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## EXHIBIT "A"

All that certain lot, tract or parcel of land situated in Navarro County, Texas on the Kezzia Survey, A-466 and being all of the tract of land conveyed to Rex O. Bellew and wife Bellew by Alva Lynn Smith, Attorney-in-Fact for Alva C. Smith by deed recorded in Volume 1303, Page 175 of the Official Public Records of Navarro County, Texas and called Lots 11 and 12, Block 10 of the Sanders Addition to the Town of Frost, Texas of which no record of Lots 11 and 12, Block 10 exists on the Sanders Addition Plat recorded in Volume 110, Page 490 of the Navarro County Plat Records. This tract has been conveyed by this description since 1913 so the tract was set up by adjacent calls. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 60 d nail set at the intersection of the Northwest margin of Pace Street and the Northeast margin of Johnson Street;

THENCE NORTH 18 degrees 53 minutes West 150.00 feet to a 60 d nail set in the Northeast margin of Johnson Street and the Southeast line of the Third Tract recorded in Instrument No. 00007864 (2011);

THENCE NORTH 71 degrees 07 minutes East 100.00 feet to a 60 d nail set at the West corner of a 0.816 acre tract recorded in Volume 1354, Page 255 and the South corner of a 3.617 acre Tract One recorded in Volume 1354, Page 246;

THENCE SOUTH 18 degrees 53 minutes East 150.00 feet to a 60 d nail set at the South corner of the 0.816 acre tract and in the Northwest margin of Pace Street;

THENCE SOUTH 71 degrees 07 minutes West, along the Northwest margin of Pace Street, 100.00 feet to the place of beginning and containing 0.344 acres of land.