

2019-34
FILED FOR RECORD
AT 11:35 O'CLOCK A.M.

MAR 28 2019

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY JCO DEPUTY

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Robert LaMont, Sheryl LaMont, Harriett Fletcher, David
Sims, Allan Johnston, Sharon St. Pierre, Ronnie
Hubbard
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000116-14-4

APN 62200

TO No 180457506-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on December 5, 2011, ROGER G BENTON, A MARRIED MAN AND HIS WIFE, TINA L BENTON, SIGNING PROFORMA TO PERFECT LIEN ONLY as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of CHRIS A. PEIRSON as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for AMERICAN HOME FREE MORTGAGE, LLC, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$96,152.00, payable to the order of First Guaranty Mortgage Corporation as current Beneficiary, which Deed of Trust recorded on December 12, 2011 as Document No. 00008637 and that said Deed of Trust was modified by Modification Agreement and recorded December 28, 2012 as Instrument Number 00011413 in **Navarro County, Texas**. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 62200

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **First Guaranty Mortgage Corporation**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.



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NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, June 4, 2019 at 11:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Navarro County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **On the front steps of the Navarro County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and First Guaranty Mortgage Corporation's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and First Guaranty Mortgage Corporation's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 28 day of March, 2019.



By: Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT servicelinkauction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLink Auction at 1-866-539-4173**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

EXHIBIT "A"

BEING a tract or parcel of land situated in the RUFUS CHARLES SURVEY, Abstract No. 147, Navarro County, Texas, being part of a 43.75 acre tract conveyed to B. Benton by deed recorded in Volume 856, Page 151, Deed Records, Navarro County, Texas, being more particularly described as follows:

BEGINNING at a 1/2" iron rod with orange plastic cap stamped "Texas Surveyors" set for corner in the approximate center of a County Road and the common line between said 43.75 acre tract and a 67.41 acre tract conveyed to J. Walker by deed recorded in Volume 1467, Page 406, Deed Records, Navarro County, Texas, being South 59° 33' 35" West, 208.71 feet from the intersection of the westerly line of Farm to Market Highway No. 692 (90' right-of-way) with the northerly line of said 43.75 acre tract;

THENCE South 29° 46' 17" East a distance of 293.35 feet to a 1/2" iron rod with orange plastic cap stamped "Texas Surveyors" set for corner, being the southeast corner of this tract;

THENCE South 59° 33' 35" West a distance of 296.98 feet to a 1/2" iron rod with orange plastic cap stamped "Texas Surveyors" set for corner, being the southwest corner of this tract;

THENCE North 29° 46' 17" West a distance of 293.35 feet to a 1/2" iron rod with orange plastic cap stamped "Texas Surveyors" set for corner in the approximate center of said County Road and the common line between said 43.75 acre tract and said 67.41 acre tract, being the northwest corner of this tract;

THENCE North 59° 33' 35" East with the common line between said 43.75 acre tract and said 67.41 acre tract, generally along said County Road a distance of 296.98 feet to the POINT OF BEGINNING and containing 2.00 acres of land, more or less.