

APR 04 2019


SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
DEPUTY

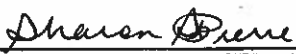
NOTICE OF FORECLOSURE SALE

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. Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT "A"
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 10/01/2008 and recorded in Document 00009100 real property records of Navarro County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 06/04/2019
Time: 11:00 AM
Place: Navarro County Courthouse, Texas, at the following location: THE FRONT STEPS OF THE NAVARRO COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.
- 4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part 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 express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
- 5. Obligations Secured.** The Deed of Trust executed by TONY ARMSTRONG AND STEPHANIE ARMSTRONG, provides that it secures the payment of the indebtedness in the original principal amount of \$96,915.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Branch Banking and Trust Company is the current mortgagee of the note and deed of trust and BRANCH BANKING AND TRUST COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is Branch Banking and Trust Company c/o BRANCH BANKING AND TRUST COMPANY, P. O. BOX 2467, GREENVILLE, SC 29602 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint RANDY DANIEL, CINDY DANIEL, ALLAN JOHNSTON, ROBERT LAMONT, SHARON ST. PIERRE, HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, RONNIE HUBBARD, WES WEBB OR CARL NIENDORFF, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


RANDY DANIEL, CINDY DANIEL, ALLAN JOHNSTON,
ROBERT LAMONT, SHARON ST. PIERRE, HARRIETT
FLETCHER, SHERYL LAMONT, DAVID SIMS, RONNIE
HUBBARD, WES WEBB OR CARL NIENDORFF
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting
I am Sharon St. Pierre whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on April 4, 2019 I filed this Notice of Foreclosure Sale at the office of the Navarro County Clerk and caused it to be posted at the location directed by the Navarro County Commissioners Court.



EXHIBIT "A"

All that certain lot, tract, or parcel of land situated in the P Summerville Survey Abstract 733, City of Corsicana, Navarro County, Texas, being all of a called 0 88 acre tract and all of a called 0 15 acre tract described by deed recorded in Volume 1489, Page 560 of the Deed Records of Navarro County, Texas Said tract or parcel of land being more fully described by metes and bounds as follows

BEGINNING on a found 4" pipe post for the northwest corner of the above mentioned 0 88 acre tract and this tract,

THENCE N60° 30' 00"E 401 74 feet to a found 4" pipe post for the northeast corner of this tract,

THENCE S29° 43' 46"E 71 42 feet to a found 4" pipe post for the most easterly southeast corner of this tract,

THENCE S60° 40' 34"W 185 06 feet to a found 1/2" iron rod for an ell corner of this tract and the northeast corner of Lot 14, Block 823 of the Murphey Addition to the City of Corsicana located on the west line of N 38th Street;

THENCE with said west line S36° 18' 47"E 72 51 feet to a found 3/8" iron rod for the most southerly southeast corner of this tract and the southeast corner of said Lot 14,

THENCE S60° 30' 02"W 135 00 feet to a found 3" pipe post for an angle corner of this tract and the southwest corner of said Lot 14,

THENCE S54° 48' 41"W 89 67 feet to a found 3/8" iron rod for the southwest corner of this tract,

THENCE N28° 37' 36"W 80 40 feet to a found 4" pipe post for an angle corner of this tract,

THENCE N31° 33' 38"W 71 40 feet to the place of beginning and containing 1 02 acres of land

Filed for Record in
Navarro County

On: Oct 07, 2008 at 03:19P

As a
Recording

Document Number: 00009100

Amount: 52 00

Receipt Number - 25265

By:
Sandra Whiteley

STATE OF TEXAS

COUNTY OF NAVARRO

I hereby certify that this instrument was
filed on the date and time stated herein by me and
was duly recorded and stamped herein by me.

Oct 07, 2008

Sherry Dowd, COUNTY CLERK
Navarro County