

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
11/18/2004

**Grantor(s)/Mortgagor(s):**  
FRANCES J. PETREA F/K/A FRANCES J. WEBER AND HUSBAND AND JOE D. PETREA  
**Current Beneficiary/Mortgagee:**  
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ACCREDITED MORTGAGE LOAN TRUST 2005-1, ASSET-BACKED NOTES

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. MERS IS A SEPARATE CORPORATION THAT IS ACTING SOLELY AS A NOMINEE FOR HOME FUNDS DIRECT, A DIVISION OF ACCREDITED HOME LENDERS, INC., A CALIFORNIA CORPORATION

**Recorded in:**  
**Volume:** 1729  
**Page:** 0158  
**Instrument No:** 012271

**Property County:**  
NAVARRO

**Mortgage Servicer:**  
Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
3217 S. Decker Lake Dr.,  
Salt Lake City, UT 84119

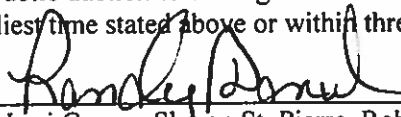
**Legal Description:** SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

**Date of Sale:** 8/6/2019                      **Earliest Time Sale Will Begin:** 1pm

**Place of Sale of Property:** THE EAST ENTRANCE OF THE NAVARRO CENTER, 800 NORTH MAIN STREET, CORSICANA, NAVARRO COUNTY, TEXAS OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

*Notice Pursuant to Tex. Prop. Code § 51.002(i):*  
**Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.**


  
\_\_\_\_\_  
Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Randy Daniel, Cindy Daniel, Allan Johnston or Ronnie Hubbard or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

82  
2019 - 8/6

FILED FOR RECORD  
AT 11:30 O'CLOCK A.M.

JUL 15 2019

**MH File Number:** TX-14-22900-FC  
**Loan Type:** Conventional Residential

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY  DEPUTY

**EXHIBIT "A"**

**All that certain lot, tract, or parcel of land being 5.074 acres situated in the Peter Jackson Survey, Abstract No. 422, in Navarro County, Texas, and being part of a called 32.659 acre tract conveyed in deed as First Tract from Otto Stroud, Jr. to Billy C. Mantra, et ux, dated January 27, 1976, and recorded in Volume 861, Page 254, in the Deed Records of Navarro County, Texas. Said 5.074 acres are more fully described as follows:**

**Beginning at a 1/2" pipe set for corner, in the center of County Road SW 2030, and in the north corner of this tract and the called 32.659 acres tract;**

**Thence, South 29 degrees 46 minutes 50 seconds East along the northeast line of this tract and the called 32.659 acres tract a distance of 300.66 feet to a 1/2" pipe set for corner in the center of said road;**

**Thence, South 57 degrees 39' 07" West passing a 3/4" pipe found for witness at 24.00 feet and continuing for a total distance of 737.16 feet to a 3/4" pipe found at a fence corner;**

**Thence, North 29 degrees 52' 46" West along a fence a distance of 299.32 feet to a 3/4" pipe found for corner, in the northwest line of said 32.659 acres tract;**

**Thence, North 57 degrees 33 minutes 00 seconds East 737.74 feet to the Place of Beginning, and containing 5.074 acres of land, more or less.**

**The Company is prohibited from insuring the area or quantity of land described herein. Therefore the company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.**