

Our File Number: 390.101961

Name: BRANDI GOBER AND HUSBAND, JOSH GOBER

NOTICE OF TRUSTEE'S SALE

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.

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.

WHEREAS, on July, 24 2007, BRANDI GOBER AND HUSBAND, JOSH GOBER, executed a Deed Of Trust conveying to MICHAEL H. PATTERSON as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMERICARE INVESTMENT GROUP, INC. DBA PREMIER CAPITAL LENDING, in the payment of a debt therein described, said DEED OF TRUST being recorded under County Clerk Number 00007424, in the DEED OF TRUST OR REAL PROPERTY records of NAVARRO COUNTY, TX; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said DEED OF TRUST;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, May 4, 2021 between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, the duly appointed Substitute Trustee will sell said Real Estate at the area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code in NAVARRO COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse; specifically, the front steps of the courthouse, located at 300 West 3rd Avenue, Corsicana, Texas or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

Said Real Estate is described as follows:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE JAMES SMITH SURVEY ABSTRACT 726, NAVARRO COUNTY, TEXAS, AND BEING A PORTION OF A CERTAIN TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 1275, PAGE 9 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A. TO INCLUDE THE MANUFACTURED HOUSING UNIT DESCRIBED AS: MAKE: CAVCO INDUSTRIES MODEL: TX 1676A SERIAL NUMBER: CAVTX15-07-0304 YEAR BUILT: 2007 WIDTH x LENGTH : 16 X 76

Property Address: 5210 SE COUNTY ROAD 1086
CORSICANA, TX 75109
Mortgage Servicer: Carrington Mortgage Services, LLC
Noteholder: Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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.

WITNESS MY HAND this day, Apr. 12, 2021.

2021-216

FILED FOR RECORD

AT 11:35 O'CLOCK A M.

APR 13 2021

SHERIFF BONDI, County Clerk
NAVARRO COUNTY TEXAS

Mollie McCoslin

Lori Garner, Mollie McCoslin, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston, Ronnie Hubbard, Harriett Fletcher, Randy Daniel, Cindy Daniel, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Dana Kamin, Lisa Bruno or Max Murphy, Substitute Trustee
c/o Angel Reyes & Associates, P.C.
8222 Douglas Avenue, Suite 400
Dallas, TX 75225 214-526-7900

EXHIBIT "A"

All that certain lot, tract, or parcel of land situated in the James Smith Survey Abstract 726, Navarro County, Texas, and being a portion of a certain tract of land described by deed recorded in Volume 1275, Page 9 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 at the northeast corner of this tract located call $S30^{\circ}00'00''E$ 1088.0 feet from the northeast corner of the above mentioned tract; Witness: $N30^{\circ}00'00''W$ 5.74 feet, a found $3/4''$ iron pipe.

THENCE $S30^{\circ}00'00''E$ 272.00 feet to a set $1/2''$ iron rod for the southeast corner of this tract;

THENCE $S60^{\circ}30'33''W$ 449.74 feet to the southwest corner of this tract, located in the center line of Aviation Road; Witness: $N60^{\circ}30'33''E$ 34.25 feet, a set $1/2''$ iron rod.

THENCE with said center line $N30^{\circ}00'00''W$ 272.00 feet to the northwest corner of this tract; Witness: $N60^{\circ}30'33''E$ 32.93 feet, a set 60d nail.

THENCE $N60^{\circ}30'33''E$ 449.74 feet to the place of beginning and containing 2.81 acres of land.

CAUSE NO. D20-29334-CV

CARRINGTON MORTGAGE SERVICES, LLC	§	IN THE DISTRICT COURT OF
	§	
	§	
v.	§	
	§	NAVARRO COUNTY, TEXAS
JOSH GOBER, BRANDI GOBER and AMERICARE INVESTMENT GROUP, INC. DBA PREMIER CAPITAL LENDING	§	
	§	
	§	13 TH JUDICIAL DISTRICT

ORDER GRANTING DEFAULT JUDGMENT

On the date entered below came on for consideration the above-styled and numbered cause. The Court finds that:

- A. Defendants Josh Gober, Brandi Gober and AmeriCare Investment Group, Inc. dba Premier Capital Lending have been duly and properly served and citations have been on file with the Court for more than ten days;
- B. Despite being properly served, Defendants Josh Gober, Brandi Gober and AmeriCare Investment Group, Inc. dba Premier Capital Lending have failed to file an answer and are in default;
- C. All conditions precedent to Plaintiff's recovery have been performed or have occurred;

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED THAT:

- 1. Plaintiff's Motion for No-Answer Default Judgment is GRANTED.
- 2. The property commonly known as 5210 SE County Road 1086, Corsicana, Texas 75109 (the "Property") is hereby judicially foreclosed upon in favor of Carrington Mortgage Services, LLC and is hereby ordered to sale pursuant to Tex. R. Civ. P. 309 and/or pursuant to Tex. Prop. Code 51.002.
- 3. The judicial foreclosure removes all rights, interest, and title to the Property from Josh Gober and Brandi Gober and hereby vests all rights, interests and title to the Property in Carrington Mortgage Services, LLC.

4. It is further ORDERED that the Residential Construction Contract held by Defendant AmeriCare Investment Group, Inc. dba Premier Capital Lending is fully and completely satisfied and holds no legal effect in its security for repayment on the Property and is, otherwise, null and void.

5. Costs of court be taxed against the party by whom incurred;

6. This Default Judgment shall also serve as a Statement of the Evidence as required by Tex. R. Civ. P. 244.

7. This Judgment is against all Defendants and disposes of all parties and all claims remaining in the case.

1/6/2021 11:20 AM
SIGNED this ____ day January, 2021.

/s/ James Lagomarsino

JUDGE PRESIDING