

NOV 04 2021

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY: Rachel Pugh 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 OR 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: 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 INCH PIPE POST FOR THE NORTHWEST CORNER OF THE ABOVE MENTIONED 0 88 ACRE TRACT AND THIS TRACT,

THENCE NORTH 60 DEGREES 30 MINUTES 00 SECONDS EAST 401 74 FEET TO A FOUND 4 INCH PIPE POST FOR THE NORTHEAST CORNER OF THIS TRACT,

THENCE SOUTH 29 DEGREES 43 MINUTES 46 SECONDS EAST 71 42 FEET TO A FOUND 4 INCH PIPE POST FOR THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT,

THENCE SOUTH 60 DEGREES 40 MINUTES 34 SECONDS WEST 185 06 FEET TO A FOUND 1/2 INCH 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 NORTH 38TH STREET;

THENCE WITH SAID WEST LINE SOUTH 36 DEGREES 18 MINUTES 47 SECONDS EAST 72 51 FEET TO A FOUND 3/8 INCH IRON ROD FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF SAID LOT 14,

THENCE SOUTH 60 DEGREES 30 MINUTES 02 SECONDS WEST 135 00 FEET TO A FOUND 3 INCH PIPE POST FOR AN ANGLE CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF SAID LOT 14,

THENCE SOUTH 54 DEGREES 48 MINUTES 41 SECONDS WEST 89 67 FEET TO A FOUND 3/8 INCH IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT,

THENCE NORTH 28 DEGREES 37 MINUTES 36 SECONDS WEST 80 40 FEET TO A FOUND 4 INCH PIPE POST FOR AN ANGLE CORNER OF THIS TRACT,

THENCE NORTH 31 DEGREES 33 MINUTES 38 SECONDS WEST 71 40 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1 02 ACRES OF LAND

**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: 01/04/2022

Time: 11:00 AM

Place: Navarro County, 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 TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is Branch Banking and Trust Company c/o TRUIST BANK, FORMERLY KNOWN AS 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 AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, 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

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, 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 Dallas Parkway

Dallas, TX 75254

Certificate of Posting

I am Sharon St. Pierre whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on November 4, 2021 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.

*Sharon St. Pierre*