

2022-31
FILED FOR RECORD
AT 2:11 O'CLOCK P.M.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

JUN 02 2022

NAVARRO County
Deed of Trust Dated: July 5, 2016
Amount: \$142,140.00
Grantor(s): DAVID GREEN
Original Mortgagee: SMI LENDING, INC.
Current Mortgagee: MSR PURCHASE
Mortgagee Servicer and Address: c/o BSI FINANCIAL SERVICES, 314 S Franklin St., Titusville, PA 16354
Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.
Recording Information: Document No. 00005062 and DOT Correction Affidavit filed October 23, 2019 under Document No. 00008288
Legal Description: SEE EXHIBIT "A"

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

WHEREAS DAVID GREEN is deceased.

Date of Sale: July 5, 2022 between the hours of 1:00 PM and 4:00 PM.
Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the NAVARRO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

SHARON ST. PIERRE OR ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, AURORA CAMPOS, JONATHAN HARRISON, RONNIE HUBBARD, RAMIRO CUEVAS, PATRICK ZWIERS, SHAWN SCHILLER, ANGIE USELTON, TONYA WASHINGTON, MONICA HENDERSON, LISA BRUNO, RANDY DANIEL, CINDY DANIEL, LORI GARNER, ALLAN JOHNSTON, MERYL OLSEN, MOLLIE MCCOSLIN, KRISTOPHER HOLUB, MISTY MCMILLAN, TIFFINEY BRUTON, DAVID RAY OR DANA KAMIN have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.


Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2019-006228


Printed Name: Mollie McCoslin
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

EXHIBIT "A"

All that certain lot, tract, or parcel of land containing 0.285 acres situated in Navarro County, Texas, on the WILLIAM CRABTREE SURVEY, A-165, and being all of a called 0.275 acre tract described in deed recorded in Volume 1600, Page 534, and all of a 0.01 acre tract described in Deed recorded in Instrument No. 00002718 (2009) of the Official Public Records of Navarro County, Texas, and said land being more fully Described below:

All that certain lot, tract or parcel of land situated in Navarro County, Texas on the William Crabtree Survey, A-165 and being all of a called 0.275 acre tract described in deed recorded in Volume 1600, Page 534 and all of a 0.01 acre tract described in deed recorded in Instrument No. 00002718 (2009) of the Official Public Records of Navarro County, Texas. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the center of NW County Road 4021 (South Ramsey Street) at the West corner of the called 0.275 acre tract; WTINESS: Found 5/8" iron rod with cap South 29 degrees 27 minutes 32 seconds East 16.0 feet;

THENCE NORTH 59 degrees 57 minutes 26 seconds East, along NW County Road 4021 (South Ramsey Street) 99.64 feet to a point for corner at the North corner of the 0.275 acre tract and West corner of a tract recorded in Instrument No. 00004722 (2014); WTINESS: Found W' pipe South 29 degrees 41 minutes 22 seconds East 15.9 feet;

THENCE SOUTH 29 degrees 41 minutes 22 seconds East 124.56 feet to a 14" iron rod at the East corner of the 0.01 acre tract and the North corner of a 0.1039 acre tract described in Instrument No. 00001031 (2014); WITNESS: Found 5/8" iron rod North 29 degrees 41 minutes 22 seconds West 4.5 feet;

THENCE SOUTH 60 degrees 05 minutes 43 seconds West 100.14 feet to a W' iron rod found at the South corner of the 0.01 acre tract and the West corner of the 0.1039 acre tract; WITNESS: Found 5/8" iron rod North 29 degrees 27 minutes 32 seconds West 4.4 feet;

THENCE NORTH 29 degrees 27 minutes 32 seconds West 124.32 feet to the place of beginning and containing 0.285 acres of land of which approximately 0.03 acres lies in NW County Road 4021.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.