

2022-34

FILED FOR RECORD
AT 3:15 O'CLOCK P.M.

JUN 23 2022

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NAVARRO County
Deed of Trust Dated: January 30, 2018
Amount: \$178,703.00

Grantor(s): MARIA LOURDES RAMOS and TOMAS RAMOS
Original Mortgagee: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY
Current Mortgagee: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY
Mortgagee Address: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, 1 Corporate Drive, Suite 360, Lake Zurich, IL, 60047

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY *[Signature]* DEPUTY

Recording Information: Document No. 00000885
Legal Description: SEE EXHIBIT A

Date of Sale: September 6, 2022 between the hours of 11:00 AM and 2:00 PM.
Earliest Time Sale Will Begin: 11:00 AM

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.

[Signature]
Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-001303

[Signature]
Printed Name: Mollie McCoslin
c/o ServiceLink Auction * Powered by Hudson & Marshall, LLC
3220 El Camino Real 1st Floor
Irvine, CA 92602

STATE OF TEXAS

COUNTY OF NAVARRO

Before me, the undersigned authority, on this 23 day of June,
personally appeared Mollie McCoslin, known to me to be the person(s) whose name
is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the
same for the purposes and consideration therein expressed, and in the capacity therein stated.

Jamie Keys
NOTARY PUBLIC, STATE OF TEXAS
Jamie Keys

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2022-001303

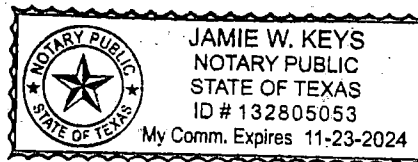


EXHIBIT "A"

TRACT ONE:

All that certain lot, tract or parcel of land, located within the William Miller Survey, Abstract Number 562 in Navarro County, Texas, being all of a called 4.99 acre "Tract 1" described in a Special Warranty Deed with Vendor's Lien recorded in Instrument Number 2017-00002436 of the Official Records of Navarro County, Texas (O.R.N.C.T.), and being described by metes and bounds as follows:

BEGINNING at a found 8 inch creosote post in the east margin of Farm-to-Market Highway 1839, being the west corner of the Fidel Avalos called 15.99 acre tract described in Instrument Number 2013-08002666 (O.R.N.C.T.) and being the south corner of this tract, from which a pipe fence corner post for reference bears N69°29'04"W, 1.30 feet;

THENCE with the east margin of Farm-to-Market Highway 1839 and the west line of said 4.99 acre tract, the following five (5) courses:

- 1.) North 21°20'09" West, a distance of 49.81 feet to a found 60-D nail;
- 2.) North 18°18'59" West, a distance of 50.18 feet to a found 60-D nail;
- 3.) North 17°27'07" West, a distance of 49.82 feet to a found 60-D nail;
- 4.) North 15°15'05" West, a distance of 49.92 feet to a found 60-D nail;
- 5.) North 13°11'55" West, a distance of 76.09 feet to a found 1/2 inch iron rod at an 3 inch pipe fence corner in the same, being a southerly corner of the residue of a called 58 2/3 acre tract described in Volume 1288, Page 76 of the Deed Records of Navarro County, Texas (D.R.N.C.T.);

THENCE North 72°21'06" East with a chain-link fence, at a distance of 105.93 feet passing the southwest corner of a 0.190 acre tract surveyed on this date, at a distance of 133.50 feet passing the southeast corner of said 0.190 acre tract, and continuing a total distance of 192.57 feet to a found 1/2 inch iron rod in said chain-link fence, being an angle corner of the residue of said 58 2/3 acre tract and an ell corner of this tract;

THENCE North 56°33'10" East with a wire fence, a distance of 723.68 feet to a found 1/2 inch iron rod at a fence corner, being the north corner of this tract and an ell corner of the residue of said 58 2/3 acre tract;

THENCE South 16°37'42" East with a wire fence, a distance of 255.44 feet to a found 1/2 inch iron rod at a 6 inch wood fence corner, being in the northwest line of the aforementioned 15.99 acre tract and being the east corner of this tract;

THENCE South 58°37'34" West with a wire fence and the north line of said 15.99 acre tract, a distance of 914.86 feet to the PLACE OF BEGINNING, containing 4.983 acres of land.