

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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 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.

1. Date, Time, and Place of Sale.

Date: October 03, 2023

Time: The sale will begin at 12:00 PM or not later than three hours after that time.

Place: FRONT STEPS OF THE NAVARRO COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 18, 2022 and recorded in Document CLERK'S FILE NO. 2022-008868 real property records of NAVARRO County, Texas, with ELIZABETH LINT A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ELIZABETH LINT A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$220,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PRIMELENDING, A PLAINSCAPITAL COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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 lien securing the Property referenced above. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618

2023-065
FILED FOR RECORD
AT 4:10 O'CLOCK P.M.

SEP 11 2023

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



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.

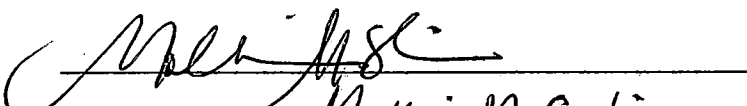
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, KRISTOPHER HOLUB, MERYL OLSEN, ~~MISTY MCMILLAN~~, TIFFINEY BRUTON, AUCTION.COM, DAVID RAY, ASHLEE LUNA, LORI GARNER, ~~MOLLIE MCCOSLIN~~, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, ALLAN JOHNSTON, OR RONNIE HUBBARD whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Mollie McCoslin, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 9-11-23 I filed at the office of the NAVARRO County Clerk and caused to be posted at the NAVARRO County courthouse this notice of sale.



Declarants Name: Mollie McCoslin

Date: 9-11-2023

EXHIBIT "A"

FIELD NOTE DESCRIPTION FOR A 5.937 ACRE TRACT BEING LOCATED IN THE C.L. JONES SURVEY, ABSTRACT NO. 442, NAVARRO COUNTY, TEXAS, AND BEING ALL OF A CALLED 5.93 ACRE TRACT CONVEYED TO FRANCISCO MELENDEZ AND WIFE BIBIANA MELENDEZ AS DESCRIBED AND RECORDED IN VOLUME 1718, PAGE 813 OF THE PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS, SAID 5.937 ACRE TRACT TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.

BEGINNING AT A 5/8" IRON ROD FOUND NEAR THE NORTH RIGHT-OF-WAY OF FARM TO MARKET 744, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, BEING THE SOUTHEAST CORNER OF A CALLED 10.01 ACRE TRACT OF LAND CONVEYED TO HERAELIO PINA GAYTON AND MARICELA BAEZ AS DESCRIBED AND RECORDED IN 2016-00003695 OF THE PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS;

THENCE NORTH 16 DEG. 55 MIN. 44 SEC. WEST, WITH THE SOUTHERLY EAST LINE OF SAID 10.01 ACRE TRACT, AND ALONG AND WITH A FENCE, A DISTANCE OF 973.40 FEET TO A 5/8" IRON ROD FOUND AT A FENCE CORNER FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, BEING AN INTERIOR CORNER OF SAID 10.01 ACRE TRACT;

THENCE NORTH 74 DEG. 29 MIN. 44 SEC. EAST, CONTINUING WITH A FENCE, A DISTANCE OF 134.65 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT, BEING AN EAST CORNER OF SAID 10.01 ACRE TRACT, SAME BEING IN THE WEST LINE OF A CALLED 25.62 ACRE TRACT OF LAND CONVEYED TO FRANCISCO MELENDEZ AS DESCRIBED AND RECORDED IN DOCUMENT NUMBER 201600005427 OF THE PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS;

THENCE SOUTH 32 DEG. 07 MIN. 28 SEC. EAST, WITH THE WEST LINE OF SAID 25.62 ACRE TRACT, AND ALONG AND WITH A FENCE, A DISTANCE OF 1005.31 FEET TO A 5/8" IRON ROD FOUND NEAR THE NORTH RIGHT-OF-WAY OF SAID FARM TO MARKET 744 FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT, BEING THE SOUTHWEST CORNER OF SAID 25.62 ACRE TRACT;

THENCE SOUTH 73 DEG. 05 MIN. 14 SEC. WEST, WITH SAID RIGHT-OF-WAY, A DISTANCE OF 398.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.937 ACRES