

23TX935-0040
1819 BEVERLY DRIVE, CORSICANA, TX 75110

2023-09-2
FILED FOR RECORD
AT _____ O'CLOCK _____ M.
DEC 11 2023
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY _____ DEPUTY

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

SEE EXHIBIT A

Security Instrument: Deed of Trust dated April 3, 2007 and recorded on April 9, 2007 as Instrument Number 00003432 in the real property records of NAVARRO County, Texas, which contains a power of sale.

Sale Information: February 06, 2024, at 1:00 PM, or not later than three hours thereafter, at the front steps of Navarro County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by BRANDIE L COMMIATO AND GARRY S. COMMIATO secures the repayment of a Note dated April 3, 2007 in the amount of \$81,600.00. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.




4804012

ServiceLink

Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffney Bruton, David Ray, Ashlee Luna, Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston, Ronnie Hubbard, Mollie McCoslin, Harriett Fletcher, Dustin George

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffney Bruton, David Ray, Ashlee Luna, Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston, Ronnie Hubbard, Mollie McCoslin, Harriett Fletcher, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Robert LaMont, declare under penalty of perjury that on the 11th. day of December, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of NAVARRO County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



Robert LaMont, December 11, 2023

EXHIBIT "A"

All that certain lot, tract, or parcel of land, being 0.598 acre, and being part of Lot 18 and part of Lot 19, in Block 1094, in the Woodland Hills Addition, as per plat recorded in Volume 1, Page 65 of the Plat Records of Navarro County, Texas, and being the same tract conveyed as Exhibit "A", and all of the called 0.215 acre tract conveyed as Exhibit "B" in a Quitclaim Deed from Billie J. Lewis to Felton Eugene Lewis and Helen Jo Lewis, dated July 1, 2004, and recorded in Volume 1704, Page 488, in the Deed Records of Navarro County, Texas. Said 0.598 acre is more fully described as follows:

BEGINNING at a 1/2 inch pipe found for the south corner of this tract and in the west corner of a tract conveyed to W.A. Barnes in Volume 1436, Page 193, and also in an original line of Lot 19 and in the right-of-way of East Beverly Drive;

THENCE along a curve and the right-of-way of East Beverly Drive which has a radius of 160.00 feet, a central angle of 34 degrees 20 minute 15 seconds, a tangent of 49.43 feet, a chord of north 64 degrees 12 minutes 58 seconds west 94.46 feet, and an arc length of 95.89 feet to a 3/4 inch pipe found for corner, and in the corner of a lot conveyed to Candace Turner, called Lot 18, in Volume 1745, Page 558;

THENCE north 01 degrees 11 minutes 22 seconds west passing a 2 inch pipe found at 163.48 feet and continuing for a total distance of 182.48 feet to a point for corner, in Post Oak Creek;

THENCE south 67 degrees 45 minutes 41 seconds east along a line in said creek a distance of 112.07 feet to a 1/2 inch rod found at an angle;

THENCE south 66 degrees 55 minutes 15 seconds east along a line in said creek a distance of 105.37 feet to a point for corner;

THENCE south 38 degrees 39 minutes 16 seconds west passing a 1/2 inch pipe found at 88.62 feet and continuing for a total distance of 179.03 feet to the place of beginning and containing 0.598 acres of land.