

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 7th day of May, 2024
Time: 1pm or not later than three hours after that time
Place: AT THE FRONT STEPS OF THE COURTHOUSE, LOCATED AT 300 WEST 3RD AVENUE, CORSICANA, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Navarro County, Texas, or at the area most recently designated by the Navarro County Commissioners.

2024-033

FILED FOR RECORD

AT 3:36 O'CLOCK P.M.

TERMS OF SALE: CASH

APR 04 2024

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: April 3, 2007
Grantor(s): Brandie L Commiato and Garry S Commiato, wife and husband
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First Franklin Financial Corp., an Op. Sub. of MLB&T CO., FSB, its successors and assigns
Original Principal: \$20,400.00
Recording Information: Deed Inst.# 00003433,
Current Mortgagee/Beneficiary: U.S. Bank National Association, as Trustee, successor to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2007-A, Mortgage Pass-Through Certificates, Series 2007-A
Secures: The Promissory Note (the "Note") in the original principal amount of \$20,400.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
DEPUTY

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Navarro
Property Description: (See Attached Exhibit "A")
Property Address: 1819 E Beverly Drive, Corsicana, TX 75110
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Nationstar Mortgage LLC
File No.: 24-01112TX

Mortgage Servicer Address: 8950 Cypress Waters Blvd Coppell, TX 75019

SUBSTITUTE TRUSTEE(S): Coury Jacocks, Lori Garner, Mollie McCoslin, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLC
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Mollie McCoslin whose address is 1320 Greenway Dr. Irving TX ^{Ste 780 75038} I declare under penalty perjury that 4.4.2024 I filed and/or recorded 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.

Return to: McCalla Raymer Leibert Pierce, LLC, 1320 Greenway Drive, Suite 780 Irving, TX 75038



EXHIBIT "A"

All that certain lot, tract, or parcel of land, being 0.598 acre, more or less, 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 tract 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 acre of land.