

**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: May 07, 2013

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE 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 June 04, 2009 and recorded in Document CLERK'S FILE NO. 00004344 real property records of NAVARRO County, Texas, with ROBERTO H HUERTA AND MARIA HUERTA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ROBERTO H HUERTA AND MARIA HUERTA, securing the payment of the indebtednesses in the original principal amount of \$103,871.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CENTRAL MORTGAGE 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 as follows:

ALL THAT CERTAIN 16.111 ACRES, MORE OR LESS BEING TRACT 22 OF THE RETREAT RANCHETTES PHASE II SUBDIVISION, IN THE ENOCH FRIER SURVEY, ABSTRACT A-3 MORE FULLY DESCRIBED IN THE WARRANTY DEED TO THE VETERANS LAND BOARD DATED MAY 10, 1994, RECORDED IN VOLUME 1285, PAGE 761 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS; AND FURTHER DESCRIBED IN THE CONTRACT OF SALE AND PURCHASE DATED MAY 10, 1994, RECORDED IN VOLUME 1285, PAGE 765 OF THE RECORDS OF NAVARRO COUNTY, TEXAS.

**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. CENTRAL MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENTRAL MORTGAGE COMPANY  
801 JOHN BARROW ROAD SUITE 1  
LITTLE ROCK, AR 72205

  
\_\_\_\_\_  
J. HOWELL, OR B. HOWELL  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

2013-78  
FILED FOR RECORD  
AT 2:00 O'CLOCK P.M.

APR 16 2013

SHERRY DOWD  
COUNTY CLERK NAVARRO COUNTY, TEXAS  
BY  DEPUTY



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