

2013-153
FILED FOR RECORD
AT 10:50 O'CLOCK A.M.

C&S No. 44-09-4739 / Conventional
Ocwen Loan Servicing, LLC

SEP 9 2013

NOTICE OF TRUSTEE'S SALE

SHERRY DOWD SW
COUNTY CLERK NAVARRO COUNTY, TEXAS

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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: December 13, 2007

Grantor(s): 0Jeanette Coleman, an unmarried woman

Original Trustee: Atty. Don W. Ledbetter

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Homecomings Financial, LLC (f/k/a Homecomings Financial Network, Inc.), a limited liability company, its successors and assigns

Recording Information: Volume , Page , or Clerk's File No.00012704 in the Official Public Records of NAVARRO County, Texas

Current Mortgagee: Ocwen Loan Servicing, LLC

Mortgage Servicer: Ocwen Loan Servicing, LLC, National Association whose address is C/O 1100 Virginia Drive Fort Washington, PA 19034 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 10/01/2013 Earliest Time Sale Will Begin: 11:00 AM

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.

Legal Description:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, AND BEING ALL THAT CERTAIN TRACT DESCRIBED IN THE DEED FROM ROBERT E. DRAKE, ET UX, TO RICHARD D. RANDALL, SR, ET UX, DATED JANUARY 19, 1994, RECORDED IN VOLUME 1278, PAGE 821 OF THE OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS, ALSO BEING A PART OF BLOCK 8, CORSICANA HEIGHTS ADDITION, TO THE CITY OF CORSICANA, TEXAS, RECORDED IN VOLUME 1, PAGE 28 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS, AND NOW BEING CALLED BLOCK 528 ACCORDING TO THE OFFICIAL MAP OF THE CITY OF CORSICANA, TEXAS, AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO MAKE A PART HEREOF FOR ALL PURPOSES

Place of Sale of Property:

The foreclosure sale will be conducted in the area designated by the **NAVARRO** County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the 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.



Randy Daniel, Cindy Daniel, Jim O'Bryant, Mary M. Speidel
c/o Servicelink Default Abstract Solutions
7301 N. State Hwy 161. Ste 305.
Irving, TX 75039

For Information:

Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East, Suite 450
Houston, TX 77060 / (281) 925-5200

Exhibit A

All that certain lot, tract or parcel of land lying and situated in the City of Corsicana, Navarro County, Texas, and being all that certain tract described in the deed from Robert E. Drake, et ux, to Richard D. Randall, Sr, et ux, dated January 19, 1994, recorded in volume 1278, page 321, of the Official Public Records of Navarro County, Texas, also being a part of block 8, Corsicana Heights Addition, an addition to the City of Corsicana, Texas, recorded in Volume 1, Page 28 of the Plat Records of Navarro County, Texas, and now being called Block 528 according to the Official Map of the City of Corsicana, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" pipe found at the intersection point of the South line of W. Park Avenue with the West line of N. 26th Street said point being the Northwest corner of said Block 8, Block 528, and Randall Tract;

THENCE South 30°30' East, with the West line of said road and the easterly line of said Randall tract, 70.68 feet to a 1/2" pipe found for corner.

THENCE South 61°09'36" West, with the southerly line of said Randall tract, 162.13 feet to a 1" pipe found for corner;

THENCE North 28°15'53" West, with the westerly line of said Randall tract and generally along a fence, 70.00 feet to a 5/8" iron rod found for corner on the South line of said W. Park Avenue;

THENCE North 60°55'17" East, with the northerly line of said Randall tract and the South line of said W. Park Avenue, 160.00 feet to the Point of BEGINNING.