

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.

2013-178  
FILED FOR RECORD  
AT 12:50 O'CLOCK P.M.  
OCT 15 2013  
HERBY DOWD  
CLERK  
NAVARRO COUNTY, TEXAS  
DEPUTY

1. **Date, Time, and Place of Sale.**

Date: November 05, 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 July 06, 2010 and recorded in Document CLERK'S FILE NO. 00004743 real property records of NAVARRO County, Texas, with , grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

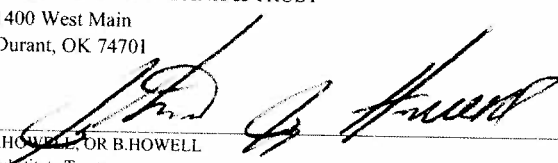
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by , securing the payment of the indebtednesses in the original principal amount of \$67,983.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FIRST UNITED BANK & TRUST 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 LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF CORNICANA, NAVARRO COUNTY, TEXAS AND BEING LOT 8, BLOCK C, PIKE HILL ADDITION AS SHOWN ON OFFICIAL MAP OF SAID CITY

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. FIRST UNITED BANK & TRUST, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FIRST UNITED BANK & TRUST  
1400 West Main  
Durant, OK 74701

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

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



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