

2014-99
FILED FOR RECORD
AT 12 O'CLOCK P.M.
JUL 10 2014
SHERRY DOWD
COUNTY CLERK NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NAVARRO County Deed of Trust:

Dated: November 22, 2006

Amount: \$72,360.00

Grantor(s): ADRIENNE SMITH

Original Mortgagee: AMERIQUEST MORTGAGE COMPANY

Current Mortgagee: US Bank N.A., not in its individual capacity, but solely as Legal Title Trustee for LVS Title Trust 1

Mortgage Servicer and Address: c/o 3Point Asset Management , 7505 Irvine Center Dr , Irvine, CA 92618
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

Recording Information: Document No. 00000125

Legal Description: SEE EXHIBIT A

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on May 30, 2014 under Cause No. D14-23085CV in the 13 Judicial District Court of NAVARRO County, Texas

Date of Sale: August 5, 2014 between the hours of 11:00 AM. and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the NAVARRO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where 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 ORCINDY DANIEL OR JIM O'BRYANT have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

HUGHES, WATTERS & ASKANASE, L.L.P.
333 Clay, Suite 2900
Houston, Texas 77002
Reference: 2013-009259

[Signature]
RANDY DANIEL ORCINDY DANIEL OR JIM O'BRYANT
c/o Service Link
7301 N. Hwy 161, Ste. 305
Irving, Texas 75039



Exhibit "A"

The land referred to herein is situated in the State of Texas, County of Navarro described as follows:

BEING A TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, AND BEING A PART OF BLOCK 557 OF THE ORIGINAL TOWN OF CORSICANA, AND ALSO THAT TRACT OF LAND CONVEYED TO OTTO SMITH, ET UX, BY DEED RECORDED IN VOLUME 621, PAGE 257 AND THAT TRACT OF LAND CONVEYED TO OTTO SMITH BY DEED RECORDED IN VOLUME 769, PAGE 528 OF THE DEED RECORDS OF NAVARRO COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER AT A 1/2" IRON ROD SET IN THE SOUTHERLY LINE OF WEST 4TH AVENUE AT THE NORTHWESTERLY CORNER OF SAID SMITH TRACT RECORDED IN VOLUME 769, PAGE 528 SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO MARQUETTE MAYHUGH BY DEED RECORDED IN VOLUME 1054, PAGE 313 OF THE DEED RECORDS OF NAVARRO COUNTY

THENCE NORTH 60° 00' EAST (RECORD BEARING) ALONG THE SOUTHERLY LINE OF WEST 4TH AVENUE A DISTANCE OF 55.0 FEET TO A POINT FOR CORNER AT A 1" IRON PIPE FOUND;

THENCE SOUTH 29° 05' 48" EAST (SOUTH 30° EAST, DEED) ALONG THE EASTERLY LINE OF SAID SMITH TRACT RECORDED IN VOLUME 621, PAGE 257 AND THE WESTERLY LINE OF THAT TRACT OF LAND CONVEYED TO DIANA GAIL PEARLE RAWLINS BY DEED RECORDED IN VOLUME 1205, PAGE 663 OF THE DEED RECORDS OF NAVARRO COUNTY A DISTANCE OF 154.7 FEET (150 FEET, DEED) TO A POINT FOR CORNER AT A 1" IRON PIPE FOUND;

THENCE SOUTH 60°00' WEST ALONG THE SOUTHERLY LINE OF SAID SMITH TRACTS A DISTANCE OF 55.0 FEET TO A POINT FOR CORNER AT A 1/2" IRON ROD SET;

THENCE NORTH 29° 05' 48" WEST (NORTH 30° WEST, DEED) ALONG THE WESTERLY LINE OF SAID SMITH TRACT RECORDED IN VOLUME 769 PAGE 528 AND THE EASTERLY LINE OF SAID MAYHUGH TRACT A DISTANCE OF 154.7 FEET (150 FEET, DEED) TO THE PLACE OF BEGINNING AND CONTAINING 0.1953 ACRE, MORE OR LESS.

APN: R07913