

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.

2013-100
FILED FOR RECORD
AT 12:10 O'CLOCK P.M.
JUN 10 2013

SHERRY DOWD
COUNTY CLERK NAVARRO COUNTY, TEXAS
BY  DEPUTY

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

Date: July 02, 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 October 15, 2008 and recorded in Document CLERK'S FILE NO. 00005822 real property records of NAVARRO County, Texas, with JAMES BONNER AND LUCRETIA BONNER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.


4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JAMES BONNER AND LUCRETIA BONNER, securing the payment of the indebtednesses in the original principal amount of \$170,171.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. 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:

BEING LOT 27A OF BLOCK 1164A HARPER'S NORTH VIEW ADDITION, AN ADDITION TO THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, AS DESCRIBED PURSUANT TO THE PLAT RECORDED AUGUST 22, 2005, IN THE NAVARRO COUNTY RECORDS AT VOLUME 7, PAGE 299 PLAT RECORDS, 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. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC
1610 ST. ANDREW PLACE STE B 150
SANTA ANA, CA 92705


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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