

## NOTICE OF FORECLOSURE SALE

**1. Property to Be Sold.** The property to be sold is described as follows:

SEE EXHIBIT A

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/26/2006 and recorded in Book 02438 Page 00105 real property records of Eastland County, Texas.

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

Date: 12/01/2015

Time: The sale will begin no earlier than 01:00 PM or no later than three hours thereafter.

Place: Eastland County Courthouse, Texas, at the following location: THE SOUTH ENTRANCE STEPS OF THE EASTLAND COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.


Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**5. Obligations Secured.** The Deed of Trust executed by LONIE CARVER AND AUBREY CARVER, provides that it secures the payment of the indebtedness in the original principal amount of \$246,750.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Default and Request to Act.** Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

13-000143-952  
2490 HIGHWAY 112  
EASTLAND, TX 76448

  
TERRY BROWDER, LAURA BROWDER OR MARSHA  
MONROE  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529

**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.**

GF #: BH06-322649

**EXHIBIT A**

BEING 2.54 acres of land, more or less, out of the NE 1/4 of Section 21, Block 4, of the H&TC Ry. Co. Survey, Abstract No. 305, Eastland County, Texas, said 2.54 acres also being out of and part of a 22.00 acre tract of land as described in a deed from Jerry Lowrance, et ux to Jack Ray Lowrance, et ux, recorded in Volume 1367, Page 107, Official Public Records of Eastland County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set in the North Right-of-Way Line of State Highway 112, same being the SBL of said Jack Lowrance 22.00 acre tract, said point being located 251.75 feet South 73° 07' 57" East, from the SWC of said Jack Lowrance 22.00 acre tract;

THENCE North 3° 17' 13" East, 329.35 feet along the WBL of described tract to an iron rod set for the NWC of described tract;

THENCE South 86° 42' 50" East, 302.63 feet along the NBL of described tract to a 4" steel fence brace post found for the NEC of this described tract;

THENCE South 3° 17' 11" West, 401.86 feet along the EBL of described tract and with an existing fence line to a 4" steel fence corner post found in the North Right-of-Way Line of State Highway 112 and the SBL of said Jack Lowrance 22.00 acre tract, for the SEC of this described tract;

THENCE North 73° 14' 23" West, 311.20 feet along the SBL of described tract and said Jack Lowrance 22.00 acre tract, also being the North Right-of-Way Line of State Highway 112, to the PLACE OF BEGINNING and containing 2.54 acres of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for information and/or identification purposes and does not override Item 2 of Schedule B hereof.

RECEIVED 11:30 A.M.  
CATHY JENTHO, COUNTY CLERK

OCT 13 2015

EASTLAND COUNTY TEXAS  
By      Deputy