

Our File Number: 12-04662

Name: JOSEPH J. KOPRIVA JR AND KRISTI V. KOPRIVA, HUSBAND AND WIFE

### **NOTICE OF TRUSTEE'S SALE**

WHEREAS, on November 8, 2005, JOSEPH J. KOPRIVA, JR AND KRISTI V. KOPRIVA, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to ELDON L. YOUNGBLOOD, as Trustee, the Real Estate hereinafter described, to HOME123 CORPORATION, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Volume 991, at Page 837, in the DEED OF TRUST OR REAL PROPERTY records of MILAM COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JUNE 6, 2017**, between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in MILAM COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

BEING A 0.21 ACRE TRACT OF LAND OUT OF THE DANIEL MONROE SURVEY, ABSTRACT NO. 38, MILAM COUNTY, TEXAS AND BEING THE SAME TRACT CALLED TO BE 75 FOOT BY 120 FOOT LOT TO JOSEPH J. KOPRIVA, JR., ET UX, RECORDED IN VOLUME 407, PAGE 199, OF THE DEED RECORDS OF MILAM COUNTY, TEXAS, ALSO BEING A PART OF LOTS 11 & 12, WILLIAMS ADDITION TO THE CITY OF CAMERON, ACCORDING TO A PLAT OF RECORD IN CABINET A, SLIDE 56-B, PLAT RECORDS OF MILAM COUNTY, TEXAS, AND SAID 0.21 ACRE TRACT BEING SHOWN ON ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 704 E 18TH STREET  
CAMERON, TX 76520

Mortgage Servicer: CARRINGTON MORTGAGE SERVICES, LLC

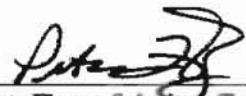
Noteholder: WELLS FARGO BANK N.A., AS TRUSTEE, FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-NC1 ASSET-BACKED PASS-THROUGH CERTIFICATES  
1600 S. DOUGLASS ROAD, SUITE 200-A  
ANAHEIM, CA 92806

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

### **ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

WITNESS MY HAND this 27<sup>th</sup> day of April, 2017.

  
Pete Florez, Substitute Trustees  
c/o Marinosci Law Group, P.C.  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300



4618255

Filed 27<sup>th</sup> day of April  
in 2017 at 1:40 P.M.  
BARBARA VANSO  
County Clerk, Milam County, Texas  
By Jennifer Heath  
Deputy

# CONFIDENTIAL

## EXHIBIT "A-1"

Being a 0.21 acre tract of land out of the Daniel Monroe Survey, Abstract No. 38, Milam County, Texas and being the same tract called to be 75 foot by 120 foot lot to Joseph J. Kopriva, Jr., et ux, recorded in Volume 407, Page 199, of the Deed Records of Milam County, Texas, also being a part of Lots 11 & 12, Williams Addition to the City of Cameron, according to a plat of record in Cabinet A, Slide 56-B, Plat Records of Milam County, Texas, said 0.21 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod found at the southeast corner of the above mentioned Kopriva lot, same being the southwest corner of a Miguel Contreras lot, ( 660/373 ), located in the north line of E. 18<sup>th</sup> Street for the southeast corner of this;

**THENCE** along the north line of said E. 18<sup>th</sup> Street, common with the south line of said Kopriva lot, same being the south line of said Lots 11 & 12, North 70 degrees 00 minutes 00 seconds West a distance of 74.95 feet, ( bearing basis per record plat call of Williams Addition ), to a 1/2" iron rod with yellow cap set in a chain link fence line for the southwest corner of this;

**THENCE** departing said street, along the west line of said Kopriva lot, common with the east line of a William Halpain lot, ( 438/866 ), and along a chain link fence line, North 20 degrees 15 minutes 22 seconds East a distance of 119.93 feet to a 1/2" iron rod found by a corner post in the south line of Lot 15 for the northwest corner of this;

**THENCE** along the north line of said Kopriva lot, common with the south line of said Lot 15, same being the north line of said Lots 11 & 12, South 69 degrees 51 minutes 55 seconds East a distance of 74.76 feet to a 1/2" iron rod found by a corner post at the northwest corner of the above mentioned Contreras lot for the northeast corner of this;

**THENCE** along the east line of said Kopriva lot, common with the west line of said Contreras lot and along a chain link fence line part way, South 20 degrees 10 minutes 00 seconds West a distance of 119.75 feet to the **POINT OF BEGINNING**, and containing 0.21 acres of land, more or less.

CLERK'S NOTICE: ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE, IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

FILED  
AT 9:30 O'CLOCK A M  
ON THE 22 DAY OF Nov  
A.D. 20 05

La Verna Soefje  
COUNTY CLERK, MILAM COUNTY, TEXAS  
BY Joan Pratt DEPUTY

STATE OF TEXAS  
COUNTY OF MILAM  
I hereby certify that this instrument was FILED on the date and at the time hereon expressed hereon by me and that it is RECORDED in the Volume and Page of the Official Records of Milam County, Texas.



La Verna Soefje  
COUNTY CLERK, MILAM COUNTY, TEXAS  
VOL. 491 PAGE 956  
RECORDED 11-22-05 05100R  
BY Joan Pratt DEPUTY

VOL. 991 PAGE 863  
OFFICIAL RECORDS  
MILAM COUNTY, TEXAS

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