

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.

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

Date: May 01, 2018

Time: The sale will begin at 12:00PM or not later than three hours after that time.

Place: THE EAST ENTRANCE OF THE MILAM 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 31, 2015 and recorded in Document VOLUME 1260, PAGE 756 real property records of MILAM County, Texas, with DONETA R CHAMPION, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DONETA R CHAMPION, securing the payment of the indebtednesses in the original principal amount of \$109,550.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ARK-LA-TEX FINANCIAL SERVICES, LLC DBA BENCHMARK MORTGAGE 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 in the attached Exhibit A.

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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



JOHN LATHAM, JOHN W LATHAM, BRETT ADAMS, TOBEY LATHAM, OR MICHAEL LATHAM
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the MILAM County Clerk and caused to be posted at the MILAM County courthouse this notice of sale

Declarants Name _____
Date _____

Filed 9 day of April
in 2018, At 8:04 M.
BARBARA VANSA
County Clerk, Milam County, Texas
By [Signature]
Deputy



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EXHIBIT A

BEING LOT 1, BLOCK B, LINWOOD ACRES SUBDIVISION SECTION 3, A SUBDIVISION TO THE CITY OF ROCKDALE, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 61-C AND 69-A AND 69-B, PLAT RECORDS OF MILAM COUNTY, TEXAS



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