

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD, 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.

NOTICE OF SALE BY SUBSTITUTE TRUSTEE

STATE OF TEXAS
COUNTY OF NAVARRO

§
§ KNOW ALL MEN BY THESE PRESENTS:
§

WHEREAS, Billie J. Hardaway ("Borrower" whether one or more) became indebted to Green Tree Servicing, LLC ("Creditor"), as evidenced by that certain Sales Contract (the "Note") dated May 25, 2012, for a total amount of \$117,414.00 including interest, executed and delivered by Borrower to Creditor and being due and payable as therein provided; and

WHEREAS, the indebtedness evidenced by the Note (the "Indebtedness") is secured by, among other items, that certain Purchase Money Deed of Trust dated May 25, 2012, executed by Borrower and Creditor to Joseph H. Kelly, as Trustee for the benefit of Creditor, said Purchase Money Deed of Trust being recorded as Document Number 00005104, in the Official Public Records of Navarro County, Texas (the "Security Instrument"), covering the real property described in Exhibit A attached hereto, along with the improvements on such real property and any after acquired permanent improvements or title to such improvements and/or real property (all of which is hereinafter referred to as the "Premises"); and

WHEREAS, the Note and the Security Instrument and all other documents securing the Note are now held by U.S. Bank, N.A., as trustee on behalf of Mid-State Trust XI by Green Tree Servicing LLC, as servicer with delegated authority ("Beneficiary"); and

WHEREAS, to the extent the Security Instrument or any other security agreement held by Beneficiary covers both real and personal property, including without limitation, the improvements or any after acquired permanent improvements on such real property described on Exhibit A hereto, which includes but is not limited to the improvements and any after acquired permanent improvements or title to such house, any of said personal property which is part of the Premises or which is otherwise covered by a lien or security interest in favor of Beneficiary will be hereinafter included in the definition of Premises as used herein and sold at public sale, hereinafter described, pursuant to Section 9.604 of the Texas Uniform Commercial Code; and

WHEREAS, default has been made in payment of the Note and the Indebtedness, and the Note is now unpaid, delinquent and in default; and

WHEREAS, Beneficiary has given all required notices to Borrower and any and all other necessary parties with regard to the defaulted indebtedness; and

WHEREAS, Beneficiary has requested the undersigned and the other appointed substitute trustees to enforce the liens of the Security Instrument by sale of the Premises in the manner set forth under the terms of the Security Instrument and pursuant to the laws of the State of Texas; and

WHEREAS, the undersigned, acting upon the request of Beneficiary, by these presents is hereby posting, filing and giving notice of the foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument; and

NOW, THEREFORE, I, the undersigned Substitute Trustee, do hereby give notice that after due publication of this notice as required by law and the Security Instrument, that any of the following duly appointed substitute trustees (individually and separate) are authorized to act alone without the joinder of the other Substitute Trustees:

APPOINTED SUBSTITUTE TRUSTEES

1. T. J. RINEY,
2. J.O. CREWSE

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2013-64
FILED FOR RECORD
AT 12:50 O'CLOCK P.M.

APR 15 2013

SMERRY DOWD
COUNTY CLERK NAVARRO COUNTY, TEXAS
BY: SW DEPUTY

3. S.G. HARVEY,
4. JIM MILLS,
5. SUSAN MILLS,
6. EMILY NORTHERN,
7. ALEXANDRA ZOGRAFOS,
8. RUSSELL SLATON,

The Substitute Trustees are authorized to sell the Premises at public venue to the highest bidder or bidders, for cash.

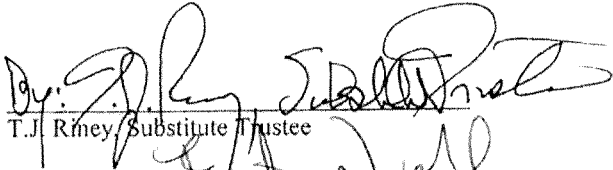
NOTICE IS HEREBY GIVEN that the date, time and place of the foreclosure sale is as follows:

Date of Sale: Tuesday, May 7, 2013

Time of Sale: The sale will begin no earlier than **10:00 AM** and no later than three (3) hours thereafter

Location of Sale: At the **County Courthouse in Navarro County, Texas**, on the front steps of the courthouse, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Navarro County. If such a designation by the Commissioner's Court has been made and recorded after the date hereof and prior to the time of the sale, then the Substitute Trustee will sell the Premises at the area designated by the Commissioner's Court of Navarro County, Texas.

Dated: April 12, 2013.


T.J. Riney, Substitute Trustee

AFTER RECORDING, PLEASE RETURN TO:

Riney Palter, PLLC
Attn: T.J. Riney
5949 Sherry Lane, Suite 1616
Dallas, Texas 75225-8009

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT NO. 8 AND THE WEST ½ OF LOT NO. 7 IN BLOCK 81 OF THE H&TCRR ADDITION TO THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS.

PROPERTY ADDRESS: 606 E. 9th Ave. Corsicana, TX 75110	COUNTY: Navarro	BORROWER: Hardaway, Billie J.
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