

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

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KNOW ALL MEN BY THESE PRESENTS:

Note: Sales Contract dated February 23, 2007 executed and delivered by Latosha M. McKellip to Walter Mortgage Company

Security Instrument: Purchase Money Deed of Trust, dated February 23, 2007, executed and delivered by Latosha M. McKellip to Walter Mortgage Company, to secure payment of that certain Sales Contract, recorded on March 23, 2007, as Document Number 00002808, in Navarro County, Texas.

Original Creditor: Walter Mortgage Company

Current Owner and Holder: U.S. Bank, N.A., as trustee on behalf of Mid-State Trust X by Green Tree Servicing LLC, as servicer with delegated authority

Loan Servicer: Green Tree Servicing LLC ("Green Tree"), 4250 North Freeway, Fort Worth, TX 76137

Appointed Substitute Trustees:

1. T. J. RINEY,
2. J.O. CREWSE
3. S.G. HARVEY,
4. B.K. PACKARD,
5. JIM MILLS,
5. SUSAN MILLS,
6. EMILY NORTHERN,
7. ALEXANDRA ZOGRAFOS,
8. RUSSELL SLATON

Note: Each substitute trustee is authorized individually, to act alone without the joinder of the other trustees.

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

Property to be sold: 8356 NW CR 2109, Corsicana, TX 75110, and as further 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 (the "Premises" as described in §9.604 of the Texas Uniform Commercial Code).

Date of Sale: Tuesday, September 3, 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.

2013-140
FILED FOR RECORD
AT 4:15 O'CLOCK P.M.
AUG 12 2013

SHERRY DOWD
COUNTY CLERK NAVARRO COUNTY, TEXAS
BY _____ DEPUTY

| | | |
|---|------------------------|--|
| PROPERTY ADDRESS: 8356 NW CR 2109 Corsicana, TX 75110 | RP FILE NO. GTSL02-355 | BORROWER: McKellip, Latosha M. GREEN TREE ACCOUNT #: 66087691 |
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Terms of Sale:

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Purchase Money Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Purchase Money Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Security Instrument, but 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 Security Instrument. The sale shall not cover any part of the property that has been released of public record from the lien of the Security Instrument. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Security Instrument, the beneficiary 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 Purchase Money Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of Sale:

The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Latosha M. McKellip .

Default and Notice:

Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Latosha M. McKellip and any and all other necessary parties with regard to the defaulted indebtedness. Green Tree has requested the undersigned, substitute trustee, to post, file and give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument.

Dated: August 9, 2013.

T.J. Riney, Substitute Trustee
T.J. Riney, Substitute Trustee

AFTER RECORDING, PLEASE RETURN TO:

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

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EXHIBIT "A"

FIELD NOTES

BEING 2.500 ACRES OF LAND OUT OF THE D.W. CAMPBELL SURVEY, ABSTRACT NO. 140 SITUATED IN NAVARRO COUNTY, TEXAS, AND BEING A PART OF TRACT 13, PLEASANT ACRES, A SUBDIVISION IN NAVARRO COUNTY, TEXAS AS RECORDED IN VOLUME 6, PAGE 9, PLAT RECORDS, NAVARRO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the center of Navarro County Road No. NW 2112, a sixty (60) foot wide roadway, for the most southerly corner of Tract 13;

THENCE, with the common line of Tracts 13 and 14, North 30° 11' 00" West, at 30.00 feet passing a 1/4 inch steel pin set for witness in a fence, in all, for a total distance of 512.50 feet to a 3/8 inch steel pin found in a fence for the most westerly corner of Tract 13;

THENCE, with the north line of Tract 14, North 59° 54' 00" East, for a distance of 212.50 feet to a 1/4 inch steel pin set for the most northerly corner of this 2.500 acre tract of land;

THENCE, entering into Tract 13, with the east line of this 2.500 acre tract of land, South 30° 11' 00" East, at 482.50 feet passing a 1/4 inch steel pin set in a fence, in all, for a total distance of 512.50 feet to a point in the center of said county road for the most easterly corner of this 2.500 acres tract of land;

THENCE, with center of said county road, South 59° 54' 00" West, for a distance of 212.50 feet to the POINT OF BEGINNING.

As surveyed on the ground January 6, 2000.

Nadine Parsons
Job#00A05-6



Floyd W. Eiland
Floyd W. Eiland
Reg. Professional Land
Surveyor
Texas #1667

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