

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NAVARRO County Deed of Trust:

Dated: October 1, 2006

Amount: \$160,000.00

Grantor(s): NANCY S MAY and VERNON E MAY

Original Mortgagee: CTX MORTGAGE COMPANY, LLC

Current Mortgagee: GREEN TREE SERVICING, LLC

Mortgagee Address: GREEN TREE SERVICING, LLC, 4250 North Freeway, Fort Worth, TX 76137

Recording Information: Document No. 00010711

Legal Description: SEE EXHIBIT A

2013-186
FILED FOR RECORD
AT 8:10 O'CLOCK A.M.
OCT 28 2013
SHERRY DOWD
COUNTY CLERK NAVARRO COUNTY, TEXAS
DEPUTY

Date of Sale: December 3, 2013 between the hours of 11:00 AM. and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the NAVARRO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

RANDY DANIEL ORCINDY DANIEL OR JIM O'BRYANT have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

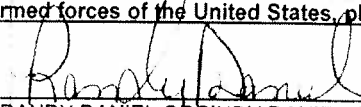
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

HUGHES, WATTERS & ASKANASE, L.L.P.
333 Clay, Suite 2900
Houston, Texas 77002
Reference: 2013-005481


RANDY DANIEL ORCINDY DANIEL OR JIM O'BRYANT
c/o Foreclosure Network of Texas
10406 Rockley Road
Houston, Texas 77099

FESSENBEN TRACT
1.98 ACRES

FIELD NOTES
EXHIBIT "A"

CITY OF KERENS
#411 SOUTH 5TH ST.

NAVARRO COUNTY

All that certain lot, tract, or parcel of land situated in the City of Kerens, a part of the M. Autrey Survey Abstract 13 and the Hiram Bush Survey Abstract 46, Navarro County, Texas, and being all of a called two acre tract of land described by deed recorded in Volume 863, Page 133 of the Deed Records of Navarro County, Texas, said tract including Lot 4 and the west 30 feet of Lot 3, Block 114, City of Kerens as shown by the official plat of said city. Said tract or parcel of land being more fully described by metes and bounds as follows:

BEGINNING at a found fence corner for the southwest corner of the above mentioned two acre tract and this tract;

THENCE N29° 52' 42" W 209.61 feet to a found nail for the most westerly northwest corner of this tract;

THENCE N60° 00' 00" E 355.33 feet to a found nail for an ell corner of this tract located on the east line of the M. Autrey Survey A-13 and the west line of the Hiram Bush Survey A-46;

THENCE with said common survey line S30° 00' 00" E 8.80 feet to a set 1/2" iron rod for an angle corner of this tract;

THENCE N10° 47' 40" W 54.28 feet to a set 1/2" iron rod for the northerly northwest corner of this tract and the northwest corner of Lot 4 located on the south line of South 5th Street;

THENCE with said south line N80° 59' 32" E 102.08 feet to a set 1/2" iron rod for the northeast corner of this tract;

THENCE S08° 47' 02" E 142.26 feet to a found fence corner for the most easterly southeast corner of this tract located on the north line of an alley;

THENCE with said north line S80° 59' 44" W 70.50 feet to a set 1/2" iron rod for an angle corner of this tract located on said common survey line;

THENCE with said common survey line S29° 45' 59" E 103.45 feet to a found fence corner for the most southerly southeast corner of this tract;

THENCE S59° 14' 09" W 351.24 feet to the place of beginning and containing 1.98 acres of land.

STATE OF TEXAS
COUNTY OF NAVARRO
I, Sherri Leach, County Clerk,
do hereby certify that this instrument was
filed on this date and the stated hereon is an
exact and correct copy of the original as
recorded in the public records of the
County of Navarro, Texas.

01-06-2006

Sherri Leach, COUNTY CLERK
Navarro County

Filed for Record in:
Navarro County
On: 01-06-2006 at 03:30
As a
Recording
Document Number: 07000711
Amount: \$2.00
Recorder's Name: Sherri Leach
By: Sherri Leach
Sherri Leach