

C&S No. 44-13-2879 / Conventional / No
Green Tree Servicing LLC

2013-221
FILED FOR RECORD
AT 12:50 O'CLOCK P.M.

DEC 17 2013

NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: December 05, 2006

Grantor(s): Blaine Kinsey and Tanikka Kinsey, husband and wife

Original Trustee: Gary J. Sommerfelt

Original Mortgagee: Mortgage Electronic Registration Systems Inc., as nominee for HME Inc., its successors and assigns

Recording Information: Clerk's File No. 00012543, in the Official Public Records of NAVARRO County, Texas.

Current Mortgagee: Green Tree Servicing, LLC

Mortgage Servicer: Green Tree Servicing LLC, National Association whose address is C/O 33600 6th Ave. S. Suite 220 Federal Way, WA 98003 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 01/07/2014 **Earliest Time Sale Will Begin:** 11:00 AM

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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

Legal Description:

ALL THAT CERTAIN LOTS, TRACTS, OR PARCELS OF LAND, BEING PARTS OF THE JANE M. CAZNEAU SURVEY, ABSTRACT NO. 153, IN NAVARRO COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Place of Sale of Property:

The foreclosure sale will be conducted in the area designated by the NAVARRO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the 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.

For Information:

Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East, Suite 450
Houston, TX 77060 / (281) 925-5200



Randy Daniel, Cindy Daniel, Jim O'Bryant, Mary M. Speidel
c/o Servicelink Default Abstract Solutions
7301 N. State Hwy 161. Ste 305.
Irving, TX 75039

EXHIBIT "A"

ALL THAT certain lots, tracts, or parcels of land, being parts of the Jane M. Cazneau Survey, Abstract No. 153, in Navarro County, Texas, described in two tracts as follows:

TRACT ONE: Being an 40,562 square foot tract of land in the Jane M. Cazneau Survey, Abstract No. 153, Navarro County, Texas, as conveyed to Kathleen E. Calhoun, as Trustee of the Kathleen E. Calhoun Revocable Living Trust by Quitclaim Deed, dated August 2, 1994 and recorded in Volume 1290, Page 634, Deed Records Navarro County, Texas (DRNCT), also being a portion of the property as conveyed to Jake Calhoun by Warranty Deed, dated October 12, 1983 and recorded in Volume 1016, Page 233, DRNCT and further described as follows:

BEGINNING at a ½" Iron Pipe found at a fence corner, from which a 1" Iron Pipe found at fence corner bears North 60°00'00" East, a distance of 1315.81' feet, said ½" iron pipe being in the northerly southeast line of a 51.661 acre tract of land conveyed to James and Georgia Page by Warranty Deed dated January 10, 1983 and recorded as Tract 1 in Volume 996, Page 842 and also being the most northerly corner of a 0.06 acre tract of land conveyed to Jim Page by Warranty Deed dated April 22, 1985 and recorded in Volume 1049, Page 519, DRNCT and also being the most westerly corner of herein described tract;

THENCE North 60°00'00" East, along said fence and with said Page tract, a distance of 132.53' feet to a ½" Iron Pipe found at a fence corner, said iron pipe being the most westerly corner of the Haggard Subdivision dated April 4, 1978 (no filling information found), and also being the most northerly corner of herein described tract;

THENCE South 34°22'49" East, departing said Page tract and along a fence, a distance of 288.73' feet (South 30°00'00" East, 290.00' feet – Deed) to a ¾" Iron Pipe found at the most southerly corner of the said Haggard Subdivision, said iron pipe also being the most westerly corner of a tract of land conveyed to Terry M. Bowling and wife, Linda Bowling by Warranty Deed with Vendor's Lien dated March 25, 1981 and recorded in Volume 956, Page 575, DRNCT, said iron pipe also being the most easterly corner of herein described tract;

THENCE South 60°32'42" West, a distance of 150.06' feet (South 60°00'00" West, 150.00' feet – Deed) to a ½" Iron Pipe found at the most southerly east corner of a 51.661 acre tract (Tract 1) and the most northerly corner of a 1.00 acre tract (Tract 2) of land conveyed to James and Georgia Page by Warranty Deed dated January 10, 1983 and recorded in Volume 996, Page 842, DRNCT, said corner also being the most southerly corner of said 0.06 acre tract of land conveyed to Jim Page, said corner also being the most westerly corner of herein described tract, from which a ½" Iron Pipe found in fence line along the northeast line of F.M. 55 bears, South 60°39'53" West, a distance of 396.90' feet (South 60°00'00" West, 397.00' feet – Deed);

THENCE North 30°54'19" West, along said fence, a distance of 286.49' feet (North 30°00'00" West, 290.57' feet – Deed) to the **POINT OF BEGINNING** and containing 40,562 square feet or 0.931 acres of land.

TRACT TWO: Being an 18,038 square foot tract of land in the Jane M. Cazneau, Abstract No. 153, Navarro County, Texas, as conveyed to Kathleen E. Calhoun, as Trustee of the Kathleen E. Calhoun Revocable Living Trust by Quitclaim Deed, dated August 2, 1994 and recorded in Volume 1290, Page 634, Deed Records Navarro County, Texas (DRNCT), also being the same property as conveyed to Jake Calhoun by Warranty Deed, dated October 12, 1983 and recorded in Volume 1016, Page 231, DRNCT and further described as follows:

BEGINNING at a ½" Iron Pipe found in the northwest line of Lone Cedar Pike, and being South 60°00'00" West, a distance of 1739.00 feet from the southeast corner of a 110 acre tract of land described in deed from T.W. Sewell to Eula Dorsey, dated June 10, 1914 and recorded in Volume 188, Page 560, DRNCT, said iron pipe also being the most southerly corner of a tract of land conveyed to Terry M. Bowling and wife, Linda Bowling by Warranty Deed with Vendor's Lien dated March 25, 1981 and recorded in Volume 956, Page 575, DRNCT and the most easterly corner of herein described tract;

THENCE North 30°55'58" West, departing said Lone Cedar Pike and along said fence, a distance of 120.10' feet (North 30°00'00" West, 120.00' feet – Deed) to a ¾" Iron Pipe found in fence, said corner being the most westerly corner of said Bowling tract and the most southerly corner of Tract 1 of the Haggard Subdivision dated April 4, 1978 (no filing information found), said corner also being the most northerly corner of herein described tract;

THENCE South 60°32'42" West, a distance of 150.06' feet (South 60°00'00" West, 150.00' feet – Deed) to a ½" Iron Pipe found at the most southerly east corner of a 51.661 acre tract (Tract 1) and the most northerly corner of a 1.00 acre tract (Tract 2) of land conveyed to James and Georgia Page by Warranty Deed dated January 10, 1983 and recorded in Volume 996, Page 842, DRNCT, said corner also being the most southerly corner of a 0.06 acre tract of land conveyed to Jim Page by Warranty Deed dated April 22, 1985 and recorded in Volume 1049, Page 519 DRNCT, said corner also being the most westerly corner of herein described tract, from which a ½" Iron Pipe found in fence line along the northeast line of F.M. 55 bears, South 60°39'53" West, a distance of 396.90' feet (South 60°00'00" West, 397.00' feet – Deed);

THENCE South 31°06'40" East, along said fence, a distance of 120.69' feet (North 30°00'00", 120.00' feet – Deed) to ½" Iron Pipe found at a fence corner in the northwest line of said Lone Cedar Pike, said iron pipe also being the most easterly corner of said James and Georgia Page, Tract 2 and the most southerly corner of herein described tract;

THENCE North 60°19'24" East, with the said northwest line of Lone Cedar Pike, a distance of 149.67 feet (North 60°00'00" East, 150.00' feet – Deed) to the **POINT OF BEGINNING** and containing 18,038 square feet or 0.414 acres of land.