

C&S No. 44-13-0531 / Conventional
Green Tree Servicing LLC

2013-103
FILED FOR RECORD
AT 12:35 O'CLOCK P. M.
JUN 10 2013

NOTICE OF TRUSTEE'S SALE

SHERRY DOWD
COUNTY CLERK NAVARRO COUNTY TEXAS
DEPUTY

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: June 12, 2006

Grantor(s): Karen Griffin

Original Trustee: PRLAP, Inc.

Original Mortgagee: Bank of America, N.A.

Recording Information: Volume 1831, Page 698, or Clerk's File No.00005935 in the Official Public Records of NAVARRO County, Texas

Current Mortgagee: Bank of America, N.A.

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: 07/02/2013 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.

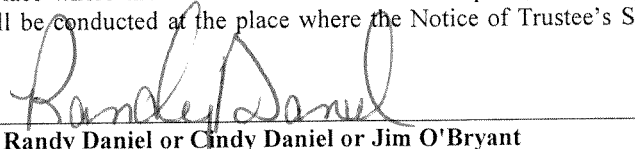
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.

Legal Description:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JAMES POWELL SURVEY ABSTRACT 638, NAVARRO COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED AS TRACT ONE BY DEED RECORDED IN VOLUME 1245, PAGE 37, OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS. SAID TRACT OF PARCEL OF LAND 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.



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

For Information:

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

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the James Powell Survey Abstract 638, Navarro County, Texas, and being the same tract of land described as Tract One by Deed recorded in Volume 1245, Page 37, of the Deed Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows:

BEGINNING on a found 5/8" iron rod for the northeast corner of this tract and the above mentioned tract located on the southeast line of Emhouse Road, said point being the northwest corner of Lot 1A, Block 1190, of the Fullerton -Garitty Addition;

THENCE S 32°01'16" E 89.87 feet to a found 3/4" iron pipe for the southeast corner of this tract;

THENCE S 59°57'00" W 139.88 feet to a found 3/4" iron pipe for the southwest corner of this tract located on the east line of McKnight Lane;

THENCE with said east line N 32°05'31" W 90.00 feet to the northwest corner of this tract located at the intersection of said southeast line of Emhouse Road and said East line of McKnight Lane; Witness: S 16°20'33" E 3.3 feet, a found 2" iron pipe post;

THENCE with said southeast line N 60°00'00" E 140.00 feet to the place of beginning and containing 0.29 acres of land.

13-0531