

2013-37

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

FILED FOR RECORD
AT 2:30 P.M.
FEB 11 2013

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF NAVARRO

WHEREAS, Donald Broadus and Arlene Broadus ("Borrower" whether one or more) became indebted to Jim Walter Homes, Inc. ("Creditor"), as evidenced by that certain Retail Installment Contract (the "Note" dated October 6, 1999, for a total amount of \$194,796.00 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 Mechanic's Lien Contract with Power of Sale dated October 6, 1999, executed by Borrower and Creditor to Ron Achille, as Trustee for the benefit of Creditor, said Mechanic's Lien Contract with Power of Sale being recorded in Volume 1461, Page 459, 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 X 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
3. S.G. HARVEY,
4. JIM MILLS,
5. SUSAN MILLS,
6. EMILY NORTHERN,
7. ALEXANDRA ZOGRAFOS,
8. RUSSELL SLATON,
9. DEBRA CAMPBELL

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

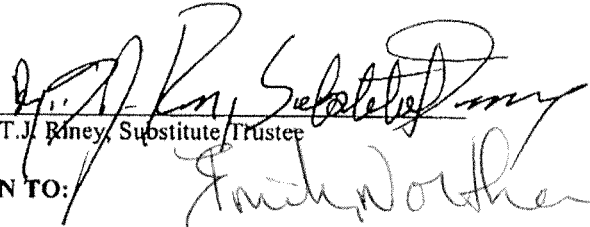
NOTICE IS HEREBY GIVEN that the date, time and place of the foreclosure sale is as follows:

Date of Sale: **Tuesday, March 5, 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: February 8, 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"

1511 East 8th, City of Corsicana, County of Navarro, State of Texas 75110, more fully described as all that certain lot, tract, or parcel of land being Lot Number Four (4) in Block Number Five (5) according to the map of the Dooker Heights Addition to the City of Corsicana, and being the same property described in deed from Cal E. Kerr to Robert Stephenson, and wife, Emma Stephenson, dated March 19, 1927, recorded in Volume 32, Page 248, Deed Records of Navarro County, Texas, to which reference is made for a more complete description thereof.

PROPERTY ADDRESS: 1511 E. 8th Ave. Corsicana, TX 75110	COUNTY: Navarro	BORROWER: Broadus, Donald & Arlene
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