

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

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF NAVARRO

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**Note:**

Sale Contract dated January 20, 2012 executed and delivered by Cheryl L. Johnson to Green Tree Servicing LLC

**Security Instrument:**

Purchase Money Deed of Trust, dated June 13, 2012, executed and delivered by Cheryl L. Johnson to Green Tree Servicing LLC, to secure payment of that certain Sale Contract, recorded on June 19, 2012, as Document Number 00005140, in Navarro County, Texas.

**Original Creditor:**

Green Tree Servicing LLC

**Current Owner and Holder:** Green Tree Servicing LLC

**Loan Servicer:**

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

**Appointed Substitute Trustees:**

JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA ZOGRAFOS, RUSSELL SLATON, BILL GIBSON, 9065 Jollyville, Suite 203A, Austin, TX 78759

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

AND

T. J. RINEY, J.O. CREWSE, S.G. HARVEY, B.K. PACKARD, 5420 LBJ Freeway, Suite 220, Dallas, TX 75225

2014-91  
FILED FOR RECORD  
AT 12:55 O'CLOCK P.M.

JUN 09 2014

SHERRY DOWD  
COUNTY CLERK NAVARRO COUNTY TEXAS  
BY *[Signature]* DEPUTY

**PROPERTY ADDRESS:**  
202 N. Harding St.  
Dawson, TX 76639

RP FILE NO. GTSL02-538

**BORROWER:** Johnson, Cheryl L.  
GREEN TREE ACCOUNT #: 66100022

**Property to be sold:** 202 N. Harding St., Dawson, TX 76639, 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, July 1, 2014.

**Time of Sale:** The sale will begin no earlier than 1:00 PM 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.

**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

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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.

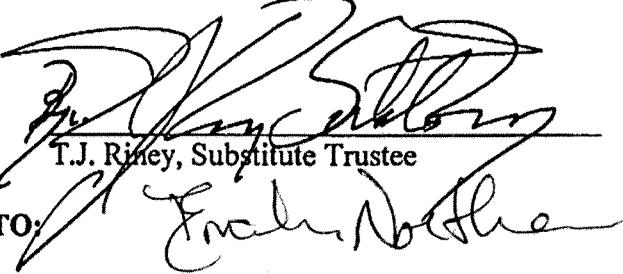
**Type of Sale:**

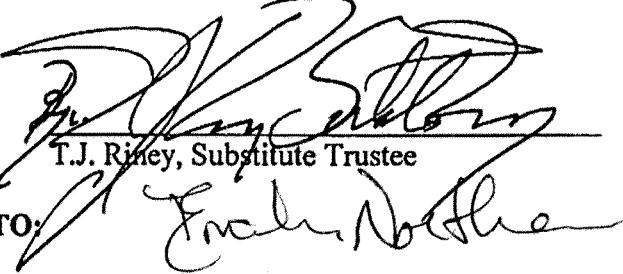
The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Cheryl L. Johnson .

**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 Cheryl L. Johnson 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 thereon in accordance with applicable Texas law and the terms and provisions of the Security Instrument.

Dated: June 6, 2014.

  
T.J. Riney, Substitute Trustee

  
Cheryl L. Johnson

**AFTER RECORDING, PLEASE RETURN TO:**

Riney Packard, PLLC  
Attn: T.J. Riney  
Two Lincoln Centre  
5420 LBJ Freeway, Suite 220  
Dallas, Texas 75240

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**EXHIBIT "A"**

BEING a part of Lot 10, Block 15 of the L.F. Gable Homestead Property, City of Dawson, Navarro County, Texas, according to the plat thereof recorded in Volume 2, Page 25, Plat Records, Navarro County, Texas, and being the tract from Jerry Lee Shaw to Julie S. Parker, described in Partition Deed recorded in Document 200800001583, Official Public Records, Navarro County, Texas, and being more particularly described by its metes and bounds as follows:

Beginning at a  $\frac{1}{8}$  inch steel rod, with plastic cap stamped "RPLS 4480", set at the northwest corner of said Lot 10 and the southwest corner of Lot 9, Block 15 of said L.F. Gable Homestead Property and on the easterly line of North Harding Street;

THENCE N 57°45'00" E, with the common line of said Lots 9 and 10 and the north line of said Parker tract, 93.50 feet to a  $\frac{1}{8}$  inch steel rod, with plastic cap stamped "RPLS 4480", set at the northeast corner of said Parker tract and the northwest corner of the tract from Julie S. Parker to Jerry Lee Shaw, described in Partition Deed recorded in Document 200800001583, Official Public Records, Navarro County, Texas;

THENCE S 30°00'00" E, with the common line of said Parker and Shaw tracts, 50.00 feet to a  $\frac{1}{8}$  inch steel rod, with plastic cap stamped "RPLS 4480", set at the southeast corner of said Parker tract and the southwest corner of said Shaw tract, on the common line of said Lot 10 and Lot 11 Block 15 of the L.F. Gable Homestead Property;

THENCE S 57°45'00" W, with the common line of said Lots 10 and 11 and the southerly line of said Parker tract, 93.50 feet to a  $\frac{1}{8}$  inch steel rod, with plastic cap stamped "RPLS 4480", set at the common southwest corner of said Lot 10 and said Parker tract and the northwest corner of said Lot 11 and on the easterly line of North Harding Street;

THENCE N 30°00'00" W, (bearing base line) with the easterly line of North Harding Street and the common westerly line of said Lot 10 and Parker tract, 50.00 feet to the point of beginning and containing approximately 4871 square feet or 0.1072 acre of land.

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