

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

2014-130
FILED FOR RECORD
AT 1:35 O'CLOCK P.M.
SEP 15 2014

SHERY COWD
COUNTY CLERK, NAVARRO COUNTY, TEXAS
BY: [Signature] DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, AARON P. BUTAUD, SINGLE MAN delivered that one certain Deed of Trust dated MARCH 2, 2007, which is recorded in INSTRUMENT NO.: 00003694 of the real property records of NAVARRO County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$136,375.00 payable to the order of WESTSTAR MORTGAGE CORPORATION, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, NATIONWIDE ADVANTAGE MORTGAGE COMPANY, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, OCTOBER 7, 2014, beginning at 11:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

The sale will occur at that area designated by the Commissioners Court of NAVARRO County, Texas, for such sales (OR AT THE FRONT STEPS OF THE COURTHOUSE).

NOTICE IS FURTHER GIVEN that the address of NATIONWIDE ADVANTAGE MORTGAGE COMPANY, the Mortgagee or Mortgage Servicer, is P.O. BOX 919000, DES MOINES, IOWA 50391. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: SEPTEMBER 15, 2014.

[Signature]

SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR RANDY DANIEL OR
CINDY DANIEL OR JIM O'BRYANT

FILE NO.: AGM-1652
PROPERTY: 7041 NW CR 2070
BARRY, TEXAS 75102

AARON P. BUTAUD

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263



4484335

EXHIBIT "A"

Being all of that certain 5 00 acre lot, tract or parcel of land located in the Polly Kincaid Survey, Abstract No 464, Navarro County, Texas and being out of a called 248 20 acre tract described by deed recorded in Volume 1437, Page 811, Deed Records of Navarro County, Texas and a portion of a called 100 acre tract of land described in Deed recorded in Volume 1456, Page 863, Deed Records of Navarro County, Texas Said 5 00 acre tract or parcel of land being more particularly described by metes and bounds as follows

Beginning at a Found 2 inch pipe fence corner post for the northeast corner of the described 5 00 acre tract, being South 60 degrees 00 minutes 00 seconds West, a distance of 2370 50 feet and South 29 degrees 28 minutes 19 Seconds East, a distance of 20 12 feet from the Southeast corner of the above mentioned 248 20 acre tract, being located on the called South Margin of Navarro County Road No NW 2070 for the said **Point of Beginning**;

Thence South 29 degrees 29 minutes 38 seconds East, (Called South 29 degrees 28 minutes 19 seconds East), for a distance of 623 48 feet, (Called 623 16 feet), to a Found 2 inch Pipe Post for the Southeast corner of the described 5 00 acre tract,

Thence South 60 degrees 31 minutes 07 seconds West, (Called South 60 degrees 31 minutes 41 seconds West), with the South line of the described 5 00 acre tract a distance of 301 63 feet, (Called 301 30 feet), to a Found 5/8 inch iron rod with a blue plastic cap stamped, "Hearn", for the Southwest corner of the described 5 00 acre tract,

Thence North 29 degrees 28 minutes 19 seconds West, (Per Call and Basis of Bearing), with the West line of the described 5 00 acre tract, for a distance of 822 56 feet, (called 822 58 feet), to a Found 5/8 inch iron rod with a blue plastic cap stamped, "Hearn", for the Northwest corner of the described 5 00 acre tract in the called South margin of Navarro County Road No NW 2070, said point being the Northwest corner of the described 5 00 acre tract,

Thence South 86 degrees 01 minutes 55 seconds East, (Called South 85 degrees 58 minutes 18 seconds East), with the called South margin of Navarro County Road No NW 2070 and the North line of the described 5 00 acre tract, for a distance of 361 18 feet, (Called 361 32 feet), to the said **Point of Beginning** and containing 5 00 acres of land more or less

FILE NO.: AGM-1652
AARON P. BUTAUD