

2014-170
FILED FOR RECORD
AT 10:45 O'CLOCK A.M.
DEC 29 2014

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NAVARRO County Deed of Trust:

Dated: January 30, 2008

Amount: \$60,000.00

Grantor(s): CHARLES ALTON COOK and ONDREA CAMILLE COOK

Original Mortgagee: ASPIRE FINANCIAL, INC. A TEXAS CORPORATION

Current Mortgagee: GREEN TREE SERVICING LLC

Mortgagee Address: GREEN TREE SERVICING LLC, 4250 North , Fort Worth, TX 76137

Recording Information: Document No. 00001113

Legal Description: SEE ATTACHED EXHIBIT "A"

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on October 23, 2014 under Cause No. D14-23511-CV in the 13TH Judicial District Court of NAVARRO County, Texas

SHERRY DOWD
COUNTY CLERK, NAVARRO COUNTY, TEXAS
BY  DEPUTY

Date of Sale: February 3, 2015 between the hours of 11:00 AM. and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the NAVARRO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where 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 ORCINDY DANIEL OR JIM O'BRYANT have been appointed as Substitute Trustee(s). ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.


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 Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

HUGHES, WATTERS & ASKANASE, L.L.P.
333 Clay, Suite 2900
Houston, Texas 77002
Reference: 2013-002013


RANDY DANIEL ORCINDY DANIEL OR JIM O'BRYANT
c/o Service Link
7301 N. Hwy 161, Ste. 305
Irving, Texas 75039



4503472

Exhibit "A"

All that certain lot, tract or parcel of land, being 1.000 acre situated in the John White Survey, Abstract No. 818, in Navarro County, Texas, and being part of a called 10.000 acres tract conveyed in deed from Kinon nec: Prewitt to Ondrea Camille Cook, dated January 23, 2007, and recorded in Document Number 748, in the Official Public Records of Navarro County, Texas. Said 1.000 acre is more fully described as follows:

BEGINNING at a 1/2" rod set for the northeast corner of this tract and in the east line of the called 10.000 acres tract and hrs. south 08 degrees 49 minutes 00 seconds east a distance of 153.93 feet from its northeast corner, and in the west line of a called 198.750 acres tract and in a fence;

THENCE South 08 degrees 49 minutes 00 seconds east along the east line of this tract and the called 10.000 acres tract, and generally along a fence a distance of 290.40 feet to a 1/2" rod set for the southeast corner of this tract;

THENCE South 81 degrees 11 minutes 00 seconds west along the south line of this a distance of 150.00 feet to a 1/2" rod set for the southwest corner of this tract;

THENCE North 08 degrees 49 minutes 00 seconds west along the west line of this tract, and passing a 1/2" rod set at 235.40 feet, for the south corner of a 0.087 acre **ACCESS EASEMENT** surveyed on this day, and continuing for a total distance of 290.40 feet to a 1/2" rod set for the northwest corner of this tract and being a corner of the **ACCESS EASEMENT**;

THENCE North 81 degrees 11 minutes 00 seconds east along the north line of this tract, a distance of 150.00 feet to the **PLACE OF BEGINNING** and containing 1.000 acres of land.

0.087 ACRE ACCESS EASEMENT

It is the intent of these field notes to described a 0.087 acre **ACCESS EASEMENT**, and connecting the above mentioned 1.000 acre tract and the north line of the above mentioned 10.000 acres tract, and the northwest line of the called 10.000 acres tract, and being a line in SW County Road 1070;

BEGINNING at a 1/2" rod set for the northwest corner of this tract and the called 10.000 acres tract, and in the northeast corner of a 21.000 acres tract, Volume 1363, Page 793, and said rod is in SW County Road 1070;

THENCE North 60 degrees 00 minutes 00 seconds east along the northwest line of this tract and the called 10.000 acres tract, and along a line in said road, a distance of 10.00 feet to 1/2" rod set for the northeast corner of this tract,

THENCE South 29 degrees 09 minutes 38 seconds east a distance of 89.34 feet to a 1/2" rod set for corner, and being the northwest corner of the 1.000 acre tract;

THENCE South 08 degrees 49 minutes 00 seconds east along the east line of this tract and the west line of the 1.000 acre tract, a distance of 55.00 feet to a 1/2" rod set for the south corner of this tract;

THENCE North 39 degrees 11 minutes 01 seconds west a distance of 116.92 feet to a 1/2" rod found in the southeast margin of said road and in the west line of the 10.000 acre tract, and in the east line of the called 21.000 acres tract.