

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.

2015-48
FILED FOR RECORD
NOTICE OF SALE BY SUBSTITUTE TRUSTEE 445 O'CLOCK P.M.

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

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COUNTY OF NAVARRO

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MAR 17 2015
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

Note:

Sale Contract dated August 11, 2011 executed and delivered by Marcelo D. Brown and Tamara S. Miller to Walter Mortgage Company, LLC

Security Instrument:

Purchase Money Deed of Trust, dated August 11, 2011, executed and delivered by Marcelo D. Brown and Tamara S. Miller to Walter Mortgage Company, LLC, to secure payment of that certain Sale Contract, recorded on August 29, 2011, as Document Number 00006147, in Navarro County, Texas.

Original Creditor:

Walter Mortgage Company, LLC

Current Owner and
Holder:

Green Tree Servicing LLC

Loan Servicer:

Green Tree Servicing LLC ("Green Tree"), 345 St. Peter St. 1100 Landmark Towers, St. Paul, MN 55102, by virtue of a loan servicing agreement

Appointed Substitute
Trustees:

JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA ZOGRAFOS, RUSSELL SLATON, JAN ROLLINS
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

The Substitute Trustees are authorized to sell the Premises at public venue to the highest bidder or

PROPERTY ADDRESS:
3015 Navarro Dr.
Corsicana, TX 75110

RP FILE NO. GTSL02-635

BORROWER: Brown, Marcelo D. & Miller, Tamara S
GREEN TREE ACCOUNT #: 66092116

bidders, for cash.

Property to be sold: 3015 Navarro Dr., Corsicana, TX 75110, 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, April 7, 2015.

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

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warranties, except as to the warranties of title (if any) provided for under the Purchase Money Deed of Trust. Prospective bidders are advised to 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 Marcelo D. Brown and Tamara S. Miller.

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 Marcelo D. Brown and Tamara S. Miller 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 thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument.

Dated: March 6, 2015.


T.J. Riney, Substitute Trustee

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"

South end of Lots 9 and 10, Block 10, Exall Heights Addition, Corsicana, Navarro County, Texas, being same property called Tract 2 in Special Warranty Deed dated July 1, 1999, from Karen Williams et al to Bessie Herrin, recorded in Vol. 1451, Page 006, Official Records of Navarro County, Texas.

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