

1406 SYCAMORE AVENUE
CORSICANA, TX 75110

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

2015-85
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FILED FOR RECORD

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 immediately. 7:57 O'CLOCK a M.
MAY 26 2015

1. Date, Time, and Place of Sale.

Date: July 07, 2015

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: NAVARRO CENTER, 800 N. MAIN, EAST ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

BY: [Signature] DEPUTY

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 05, 2005 and recorded in Document VOLUME 1774, PAGE 853 real property records of NAVARRO County, Texas, with DANTE G JOHNSON AND JAMIE W. JOHNSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DANTE G JOHNSON AND JAMIE W. JOHNSON, securing the payment of the indebtednesses in the original principal amount of \$95,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-WM1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WM1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. AMERICA'S SERVICING COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o AMERICA'S SERVICING COMPANY
3476 STATEVIEW BLVD
FORT MILL, SC 29715

[Signature]
JON HOWELL, SUSAN SWINDLE OR BOBBY HOWELL
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on _____ I filed at the office of the NAVARRO County Clerk and caused to be posted at
the NAVARRO County courthouse this notice of sale.

Declarants Name: _____

Date: _____



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EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING A PART OF LOTS 1, 2, AND 3, BLOCK 1, MILLER-PHIPPS ADDITION, AN ADDITION TO THE CITY OF CORSICANA, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 283, PAGE 436, DEED RECORDS, NAVARRO COUNTY, TEXAS, SAID BLOCK BEING NOW DESIGNATED AS BLOCK 454-G ON THE OFFICIAL MAP OF THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, AND BEING THE TRACT DESCRIBED IN DEED FROM JANIE HILL HARWELL TO NATHAN ESTELL, ET UX, RECORDED IN VOLUME 811, PAGE 294, DEED RECORDS, NAVARRO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY ITS METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, AND SAID BLOCK, AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SYCAMORE AVENUE WITH THE WESTERLY RIGHT-OF-WAY LIEN OF NORTH 23RD STREET, A 5/8" STEEL ROD SET;

THENCE S58°39'22" W, WITH THE SOUTH LINE OF SAID LOT 1 AND SAID BLOCK, AND SAID SYCAMORE AVENUE RIGHT-OF-WAY LINE, 114.24 FEET TO THE SOUTHWEST CORNER OF SAID ESTELL TRACT, A 5/8" STEEL ROD SET;

THENCE N30°00'00"W, WITH THE WEST LINE OF SAID ESTELL TRACT AND GENERALLY ALONG A FENCE, 152.98 FEET TO ITS NORTH CORNER ON THE NORTH LINE OF SAID LOT 3, A 5/8" STEEL ROD SET;

THENCE N60°00'00"E, WITH THE NORTH LINE OF SAID LOT 3, 114.20 FEET TO THE NORTH CORNER OF SAID LOT 3 ON SAID NORTH 23RD STREET RIGHT-OF-WAY LIEN, A 5/8" STEEL ROD SET;

THENCE S30°00'00"E, WITH THE EAST LINE OF SAID LOTS 1, 2, AND 3 AND SAID BLOCK, AND SAID NORTH 23RD STREET RIGHT-OF-WAY LINE, 150.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING APPROXIMATELY 17,300 SQUARE FEET OF LAND, MORE OR LESS.



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