

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

2016-134
FILED FOR RECORD
AT 8:10 O'CLOCK AM

OCT 11 2016

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

1. Date, Time, and Place of Sale.

Date: November 01, 2016

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.

2. Terms of Sale. Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 26, 2005 and recorded in Document VOLUME 1754, PAGE 358 real property records of NAVARRO County, Texas, with DANIEL LEE HULLETT AND LINDA JO HULLETT, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DANIEL LEE HULLETT AND LINDA JO HULLETT, securing the payment of the indebtednesses in the original principal amount of \$140,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-6 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. DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC
345 SAINT PETER STREET
ST. PAUL, MN 55102

[Signature]
JON HOWELL, SUSAN SWINDLE OR BOBBY HOWELL
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting
My name is _____ and my address is c/o 4004 Belt Line Road, 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: _____



NOS20110031408671

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE ROBERT FINNEY SURVEY ABSTRACT 264, NAVARRO COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 13.832 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 1400, PAGE 330, OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS. SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THIS TRACT S 24 DEG 16' 45" W 40.3 FEET FROM THE NORTHWEST CORNER OF THE ABOVE MENTIONED 13.832 ACRE TRACT LOCATED IN THE CENTER LINE OF COUNTY ROAD NO. SW 4010; WITNESS: N 59 DEG 43'00" E 15.0 FEET, A SET 1/2" IRON ROD;

THENCE N 59 DEG 43'00" E 470.36 FEET TO A SET 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 31 DEG 15'36" E 400.29 FEET TO A SET 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 51 DEG 30'15" W 185.59 FEET TO A SET 1/2" IRON ROD FOR AN ANGLE CORNER OF THIS TRACT;

THENCE N 21 DEG 10' 45" W 65.55 FEET TO A SET 1/2" IRON ROD FOR AN ANGLE CORNER OF THIS TRACT;

THENCE S 68 DEG 49'15" W 47.67 FEET TO A SET 1/2" IRON ROD FOR AN ELL CORNER OF THIS TRACT;

THENCE S 21 DEG 10'45" E 80.41 FEET TO A SET 1/2" IRON ROD FOR AN ANGLE CORNER OF THIS TRACT;

THENCE S 51 DEG 30' 15" W 297.22 FEET TO THE SOUTHWEST CORNER OF THIS TRACT LOCATED IN SAID CENTER LINE OF COUNTY ROAD NO. SW1040; WITNESS: N 51 DEG 30'15" E 15.5 FEET, A SET 1/2" IRON ROD;

THENCE WITH SAID CENTER LINE N 24 DEG 16' 45" W 478.96 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.92 ACRES OF LAND, MORE OR LESS.



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