

2017-75
FILED FOR RECORD
AT 12:15 O'CLOCK P.M.

JUL 10 2017

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

DEPUTY

WHEREAS, on October 15, 1999, Jeremy Scruggs and Brandy Scruggs, ~~Scruggs & Borrower~~, executed a Deed of Trust in favor of Green Tree Financial Services ("Deed of Trust"). The Deed of Trust was recorded in Book 1466, Page 059 in Navarro County, Texas on December 7, 1999; and

WHEREAS, U.S. Bank, N.A. as trustee for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 2000-3 by Ditech Financial LLC ("Ditech") is now the owner and holder of the Deed of Trust; and

WHEREAS, Jamie E. Silver, B. Bruce Johnson, Natalie Paul, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims Allan Johnston, Sharon St. Pierre, or Ronnie Hubbard have been appointed Substitute Trustee in place of the original Trustee, with all rights, powers, and immunities of the original Trustee; and

WHEREAS, default has occurred under the Deed of Trust and Ditech has instructed the Substitute Trustee to sell the property under the following terms and conditions.

Property To Be Sold. SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN AND ALL GOODS THAT ARE OR WILL BE FIXTURES AND THAT ARE OR WILL BE LOCATED ON THE PREMISES, INCLUDING, WITHOUT LIMITATION, THE 28 X 40 PALM HARBOR MANUFACTURED HOME MODEL, BEARING SERIAL NO. PH175410A/B, AND REPLACEMENTS OF AND ADDITIONS TO THESE FIXTURES, ALL OF WHICH GRANTOR AGREES ARE OR WILL BE PART OF AND AFFIXED TO THE REAL ESTATE DESCRIBED IN THIS PARAGRAPH

Date, Time and Place of Sale:

Date: August 1, 2017

Time: Beginning no earlier than 11:00 a.m. and no later than three hours thereafter.

Place: Navarro County Texas in the area designated by the Commissioner's Court of Navarro County pursuant to section 51.002 of the Texas Property Code or, if no area is designated by the Commissioner's Court, then Navarro Center, 800 N. Main East Entrance.

Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash and shall not cover any part of the property that has been released of public record. The beneficiary has the right to direct the Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Except to the extent that the Substitute Trustee may bind and obligate the Borrower to warrant title to the property under the terms of the Deed of Trust, the property will be sold in "AS IS, WHERE IS" without any representations and warranties, whatsoever, express or implied, and subject to all matters of record affecting the property. The Substitute 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 Substitute Trustee. The beneficiary may postpone, withdraw or reschedule the sale and the Substitute Trustee need not announce the postponement, withdrawal or rescheduling. The



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beneficiary may appoint another Substitute Trustee to conduct the sale. Questions concerning the sale may be directed to the undersigned or to the beneficiary, Ditech at (800) 544-8056.

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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Dated this 7th day of July, 2017.



JAMIE SILVER, Substitute Trustee
12720 Hillcrest Road, Suite 280
Dallas, Texas 75230
(972) 788-4610 telephone
(972) 386-7694 telecopier

EXHIBIT "A"

All that certain lot, tract, or parcel of land, being 5.000 acres situated in the Elizabeth Scott Survey, Abstract No. 722, in Navarro County, Texas; and being part of a called 48 $\frac{1}{4}$ acres tract and part of a called 56 $\frac{1}{4}$ acres tract, both tracts are described in Volume 512 Page 211, in Guardian's Deed, and recorded in the Deed Records of Navarro County, Texas. Said 5.000 acres are more fully described as follows;

Beginning at a $\frac{1}{4}$ " rod set for corner, in the south corner of this tract and in the southwest line of the called 48 $\frac{1}{4}$ acres tract, and in the northwest line of Farm Road No. 709, and bearing north 30 degrees 00 minutes 00 seconds west a distance of 45.00 feet from the original south corner of the called 48 $\frac{1}{4}$ acres tract, and in the northeast line of a called 55 acres tract, Volume 784 Page 152;

Thence north 30 degrees 00 minutes 00 seconds west along the common line between the called 48 $\frac{1}{4}$ acres tract and the called 55 acres tract a distance of 466.69 feet to a $\frac{1}{4}$ " rod set for corner;

Thence north 59 degrees 52 minutes 33 seconds east crossing the common line between the called 48 $\frac{1}{4}$ acres tract and the called 56 $\frac{1}{4}$ acres tract a distance of 466.69 feet to a $\frac{1}{4}$ " rod set for corner;

Thence south 30 degrees 00 minutes 00 seconds east a distance of 466.69 feet to a $\frac{1}{4}$ " rod set for corner, in the northwest line of Farm Road No. 709;

Thence south 59 degrees 52 minutes 33 seconds west along the right-of-way of said road and crossing the common line between the called 48 $\frac{1}{4}$ acres tract and the called 56 $\frac{1}{4}$ acres tract a distance of 466.69 feet to the place of beginning and containing 5.000 acres of land.