

8950 NW COUNTY ROAD 1390
BLOOMING GROVE, TX 76626

HOME EQUITY POSTING WITH ORDER ATTACHED

20110134002778

NOTICE OF SUBSTITUTE TRUSTEE SALE

(See TEX. CONST. art. XVI, § 50a(6) Order attached)

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.

1. **Date, Time, and Place of Sale.**

Date: February 04, 2014

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

Place: THE FRONT STEPS OF THE NAVARRO COUNTY COURTHOUSE 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 March 30, 2005 and recorded in Document VOLUME 1748, PAGE 576 real property records of NAVARRO County, Texas, with HAROLD PAUL LEVY AND ANGELA DERON LEVY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by HAROLD PAUL LEVY AND ANGELA DERON LEVY, securing the payment of the indebtednesses in the original principal amount of \$55,600.00, 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 STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH 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 as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

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

J. HOWELL, OR B. HOWELL
Substitute Trustee

c/o
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

2014-12
FILED FOR RECORD
AT 2:25 O'CLOCK P.M.

JAN 13 2014

SHERY DOWD
COUNTY CLERK NAVARRO COUNTY, TEXAS
BY _____ DEPUTY



NOS20110134002778

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE HOWARD DILLARD SURVEY ABSTRACT 207, NAVARRO COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.000 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 1388, PAGE 682 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 ON A SET 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE ORIGINAL SOUTHWEST CORNER OF THE ABOVE MENTIONED TRACT LOCATED IN THE CENTER LINE OF COUNTY ROAD NO. NW1390; WITNESS: N60 DEG. 04' 47" E 24.2 FEET, A FENCE CORNER POST.

THENCE WITH SAID CENTER LINE N29 DEG. 55' 00" W 125.82 FEET TO A SET 1/2" IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT; WITNESS: N60 DEG. 10' 00" E 20.9 FEET, A FENCE CORNER POST.

THENCE N 60 DEG. 10' 00" E 696.96 FEET TO A FOUND 1" IRON PIPE FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 29 DEG. 55' 01" E 124.76 FEET TO A FOUND 1" IRON PIPE FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 60 DEG. 04' 47" W 696.96 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.00 ACRES OF LAND. MORE OR LESS.

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CAUSE NO. C12-21208-CV

U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR
STRUCTURED ASSET INVESTMENT
LOAN TRUST, MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES
2005-6,
Plaintiff

v.

HAROLD PAUL LEVY, AMBER
NICOLE LEVY, JOHN ALEXANDER
LEVY, BENJAMIN LEVY, ZOE LEVY,
AND SCARLET WILLOW LEVY

Defendants

IN RE: 8950 NW COUNTY ROAD 1390,
BLOOMING GROVE, TEXAS 76626

§ IN THE DISTRICT COURT

At FILED
o'clock
JOSHUA B. TACKETT M

DEC 04 2013

By
Clerk, District Court, Navarro County, Texas

NAVARRO COUNTY, TEXAS

§ 13TH JUDICIAL DISTRICT

DEFAULT JUDGMENT

On the _____ day of _____, 2013, came on to be heard the Motion for Default Judgment and Judgment After Publication filed herein by U.S. Bank National Association, As Trustee For Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2005-6, its successors and/or assigns ("Movant").

Plaintiff appeared by and through their attorney of record. Defendants Harold Paul Levy, Amber Nicole Levy, John Alexander Levy, Benjamin Levy, Zoe Levy, And Scarlet Willow Levy, although having been duly served with citation and notice of this proceeding as required by law, did not appear.

The Court finds: Defendants were served with citation, the returns of service for the Defendants were on file with this Court for at least ten (10) days before this Judgment was rendered; Defendants are not members of the United States Military; and the damages in Plaintiff's petition are liquidated and proven by a written instrument. Therefore, the Court grants Plaintiff's Motion for Default Judgment and Judgment After Publication.

IT IS ORDERED, ADJUDGED AND DECREED that Defendants and the Heirs-at-Law of Decedent were immediately vested with all of Decedent's right, title and interest in the property described herein pursuant to TEX. PROB. CODE ANN. § 38 or 45, which property is commonly known as 8950 NW County Road 1390, Blooming Grove, Texas 76626 ("Property"), and more particularly described as follows:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE HOWARD DILLARD SURVEY ABSTRACT 207, NAVARRO COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.000 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 1388, PAGE 682 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS. SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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THENCE S 60 DEG. 04' 47" W 696.96 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.00 ACRES OF LAND. MORE OR LESS.

IT IS FURTHER ORDERED that the statutory probate lien in favor of Plaintiff shall be enforced by a non-judicial foreclosure sale held in accordance with the terms and conditions of the Loan Agreement, TEX. PROP. CODE §51.002 and TEX. R. CIV. P. § 735 and §736(5).

IT IS FURTHER ORDERED that this Final Judgment serves as an Order of Foreclosure of a Home Equity Loan in accordance with TEX. CONST. ART. XVI §50(a)(6).

IT IS FURTHER ORDERED that a copy of this Final Judgment shall be sent to Defendants with the notice of the date, time and place of the foreclosure sale.

IT IS FURTHER ORDERED that Plaintiff may communicate with the Defendants and all third parties reasonably necessary to conduct the foreclosure sale.

IT IS FURTHER ORDERED that if Defendants are represented by counsel, the notice of foreclosure sale shall also be mailed to counsel by certified mail.

IT IS FURTHER ORDERED that Plaintiff shall file a certified copy of this Final Judgment in the real property records of the county where the Property is located within (10) business days after the entry of this Final Judgment; however, failure to timely record this Final Judgment shall not affect the validity of the foreclosure and defeat the presumption of TEX. CONST. ART. XVI §50(i).

IT IS FURTHER ORDERED that one of the effects of the non-judicial foreclosure shall be that Defendants are divested and the purchaser of the Property at the non-judicial foreclosure sale is vested with all right, title and interest to the Property.

IT IS FURTHER ORDERED that no personal liability or deficiency for the Loan Agreement debt shall be asserted against the Defendants or the putative estate of Decedent.

IT IS FURTHER ORDERED that after the non-judicial foreclosure is held, if the property remains occupied after this judgment becomes final and the Plaintiff is the purchaser of the Property at the non-judicial foreclosure sale, a writ of possession shall issue against any occupant of the Property in accordance with TEX. R. CIV. P. 310.

IT IS FURTHER ORDERED that this Final Judgment shall also serve as a Statement of the Evidence as required by Rule 244 Texas Rules of Civil Procedure.

This Judgment finally disposes of all parties and all claims and is appealable.

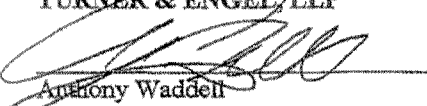
SIGNED this 4 day of December, 2013.

Original Signed By
Amanda D. Putman

JUDGE PRESIDING

SUBMITTED BY:

BARRETT DAFIN FRAPPIER
TURNER & ENGEL, LLP


Anthony Waddell
State Bar No. 24042105
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001
Telephone: 972-386-5040
Facsimile: 972-341-0734

ATTORNEYS FOR PLAINTIFF
U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR STRUCTURED
ASSET INVESTMENT LOAN
TRUST, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-6

FINAL JUDGMENT -
BDFTE NO. 20110134002778 LEVY

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