

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.

FILED FOR RECORD  
AT 1:40 OCLOCK PM  
2014-13 JAN 13 2014

NOTICE OF SALE BY SUBSTITUTE TRUSTEE

STATE OF TEXAS

COUNTY OF NAVARRO

§ KNOW ALL MEN BY THESE PRESENTS: JERRY E. RINEY, COUNTY CLERK, NAVARRO COUNTY, TEXAS, DEPUTY BY *[Signature]*

**Note:** Retail Installment Contract dated May 20, 2003 executed and delivered by Nancy Feaster to Neatherlin Homes, Inc.

**Security Instrument:** Mechanic's Lien Contract with Power of Sale, dated May 20, 2003, executed and delivered by Nancy Feaster to Neatherlin Homes, Inc., to secure payment of that certain Retail Installment Contract, recorded as Document Number 04803, in Volume 1633, Page 0508, in Navarro County, Texas.

**Original Creditor:** Neatherlin Homes, Inc.

**Current Owner and Holder:** U.S. Bank, N.A., as trustee on behalf of Mid-State Trust X by Green Tree Servicing LLC, as servicer with delegated authority

**Loan Servicer:** Green Tree Servicing LLC ("Green Tree"), 4250 North Freeway, Fort Worth, TX 76137, by virtue of a loan servicing agreement

**Appointed Substitute Trustees:** T. J. RINEY, J.O. CREWSE, S.G. HARVEY, B.K. PACKARD, JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA ZOGRAFOS, RUSSELL SLATON, BILL GIBSON,

*Note: Each substitute trustee is authorized individually, to act alone without the joinder of the other trustees.*

The Substitute Trustees are authorized to sell the Premises at public venue to the highest bidder or bidders, for cash.

**Property to be sold:** 209 Alden, Blooming Grove, TX 76626, 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, February 4, 2014.

**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.

PROPERTY ADDRESS: 209 Alden Blooming Grove, TX 76626	RP FILE NO. GTSL02-430	BORROWER: Feaster, Nancy GREEN TREE ACCOUNT #: 66072615
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**Terms of Sale:**

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Mechanic's Lien Contract with Power of Sale permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Mechanic's Lien Contract with Power of Sale 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 warranties, except as to the warranties of title (if any) provided for under the Mechanic's Lien Contract with Power of Sale. 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.

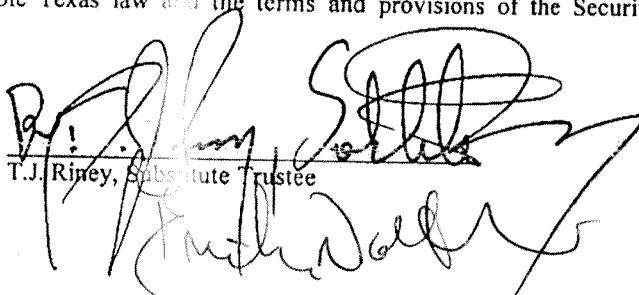
**Type of Sale:**

The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Nancy Feaster .

**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 Nancy Feaster 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: January 10, 2014.

  
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"

TRACT C  
0.115 ACRE  
BLOOMING GROVE, TEXAS

All that certain lot, tract, or parcel of land, being 0.115 acre situated in the Sarah Carter Survey, Abstract No. 184, and in the Town of Blooming Grove, Texas, and being part of a called 8.17 acres tract conveyed in deed from Joe W. McGrav to Daniel Lee Dunston, and recorded in Volume 872 Page 207, in the Deed Records of Navarro County, Texas. Said 0.115 acre is more fully described as follows;

Beginning at a  $\frac{1}{4}$ " rod set for the north corner of this tract and in west corner of a 0.329 acre tract surveyed out of the called 8.17 acres tract on this day, and in the west corner of a tract conveyed in Volume 1272 Page 867, and in the southeast line of called Alden Street, and said rod brs. south 14 degrees 56 minutes 18 seconds west a distance of 460.11 feet from the north corner of the called 8.17 acres tract;

Thence south 30 degrees 00 minutes 00 seconds east a distance of 50.00 feet to a  $\frac{1}{4}$ " rod set for corner, in the east corner of this tract and in the north corner of a 0.199 acre tract surveyed out of the called 8.17 acres tract on this day;

Thence south 60 degrees 00 minutes 00 seconds west a distance of 100.00 feet to a  $\frac{1}{4}$ " rod set for corner in the south corner of this tract and in the west corner of the 0.199 acre tract;

Thence north 30 degrees 00 minutes 00 seconds east a distance of 50.00 feet to a  $\frac{1}{4}$ " rod set for the west corner of this tract;

Thence north 60 degrees 00 minutes 00 seconds east along the southeast line of above mentioned street a distance of 100.00 feet to the place of beginning and containing 0.115 acre of land.

This is to certify that the foregoing field notes were prepared from an actual survey made on the ground under my supervision.

Bobby Bruce 05-02-13  
Bobby E. Bruce Date  
Registered Professional Land Surveyor No. 4890

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