

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.

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

Date: May 07, 2013

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 April 09, 2003 and recorded in Document VOLUME 1629, PAGE 0224 real property records of NAVARRO County, Texas, with ANNETTE WIDMER AND RUSSELL ALAN WIDMER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.


4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ANNETTE WIDMER AND RUSSELL ALAN WIDMER, securing the payment of the indebtednesses in the original principal amount of \$88,812.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715

  
\_\_\_\_\_  
J. HOWELL, OR B. HOWELL

Substitute Trustee

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

2013-66  
FILED FOR RECORD  
AT 1:00 O'CLOCK P.M.

APR 16 2013

SHERRY DOWD  
COUNTY CLERK NAVARRO COUNTY, TEXAS  
BY  DEPUTY



NOS20120010101801

## EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, BEING 0.465, ACRE AND BEING PART OF BLOCK 454½-B AND PART OF BLOCK 449-A, IN THE CITY OF CORSICANA, TEXAS, AND BEING THE SAME TRACT CONVEYED IN DEED FROM ROBERT D. BONE AND WIFE, MARSHA J. BONE, TO MICHAEL L. YOUNG, II, DATED FEBRUARY 17, 1995, AND RECORDED IN VOLUME 1302 PAGE 929, IN THE DEED RECORDS OF NAVARRO COUNTY, TEXAS, SAID 0.465 ACRE IS MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" PIPE FOUND FOR CORNER, IN THE WEST CORNER OF THIS TRACT AND IN THE NORTH CORNER OF A TRACT CONVEYED IN VOLUME 916 PAGE 857, AND IN THE NORTHWEST LINE OF BLOCK 454½-B, AND IN THE SOUTHEAST LINE OF WEST SYCAMORE AVENUE;

THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTHEAST LINE OF WEST SYCAMORE AVENUE, AND PASSING THE NORTH CORNER OF BLOCK 454½-B AND THE WEST, CORNER OF BLOCK 449-A. A ½" PIPE FOUND AT 20.04 FEET AND CONTINUING ALONG THE NORTHWEST LINE OF BLOCK 449-A AND SOUTHEAST LINE OF WEST SYCAMORE AVENUE A TOTAL DISTANCE OF 120.22 FEET TO A ½" PIPE FOUND FOR CORNER, THIS BEING THE WEST CORNER OF A TRACT CONVEYED IN VOLUME 1258 PAGE 879;

THENCE SOUTH 30 DEGREES 49 MINUTES 17 SECONDS EAST PASSING A 3/8" ROD FOUND FOR CORNER OF THE TRACT CONVEYED IN VOLUME 1258 PAGE 879 AT 159.77 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 168.00 FEET TO A ½" ROD SET FOR CORNER, IN THE NORTHWEST LINE OF A TRACT CONVEYED IN VOLUME 1019 PAGE 307;

THENCE SOUTH 60 DEGREES 14 MINUTES 53 SECONDS WEST A DISTANCE OF 101.14 FEET TO A 3/4" PIPE FOUND IN THE DIVISION OF BLOCK 454½-B AND BLOCK 449-A, AND IN AN ELL CORNER OF THE TRACT CONVEYED IN VOLUME 916 PAGE 857;

THENCE SOUTH 58 DEGREES 29 MINUTES 04 SECONDS WEST A DISTANCE OF 20.02 FEET TO A ½" PIPE FOUND FOR CORNER, THIS BEING AN ELL CORNER OF THE TRACT CONVEYED IN VOLUME 916 PAGE 857, AND AT A FENCE CORNER;

THENCE NORTH 30 DEGREES 30 MINUTES 09 SECONDS WEST A DISTANCE OF 168.08, FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.465 ACRE OF LAND. MORE OR LESS.

THIS IS TO CERTIFY THAT THE FOREGOING FIELD NOTES WERE PREPARED FROM AN ACTUAL AND ACCURATE SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



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