

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 December 14, 2004 and recorded in Document VOLUME 1730, PAGE 0279 real property records of NAVARRO County, Texas, with ELISA ROBINSON AND PRESTON ROBINSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.


4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ELISA ROBINSON AND PRESTON ROBINSON, securing the payment of the indebtednesses in the original principal amount of \$51,511.00, 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. SUCCESSOR BY MERGER TO WACHOVIA 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

2013-72
FILED FOR RECORD
AT 12:10 O'CLOCK P. M.

APR 16 2013

SHERRY DOWD
COUNTY CLERK NAVARRO COUNTY, TEXAS
BY  DEPUTY



NOS20130169800364

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, BEING LOTS 11, 12, 13, 14, 15, 16, 17 AND 18 AND PART OF THE ALLEYS, BLOCK 493-A, NOW KNOWN AS BLOCK 1005-A ACCORDING TO THE CENTRAL APPRAISAL DISTRICT, THE SAME TRACT DESCRIBED BY DEED RECORDED IN VOLUME 1248, PAGE 5 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 FOUND 3/4" IRON ROD FOR THE SOUTHWEST CORNER OF THE ABOVE MENTIONED LOT 11 AND THIS TRACT LOCATED ON THE EAST ROW OF THE SOUTHERN PACIFIC RAILROAD;

THENCE WITH SAID ROW N30 DEG 00' 00" W 199.47 FEET TO A FOUND 3/8" IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT AND LOT 17;

THENCE N59 DEG 49' 43" E 282.83 FEET TO A FOUND 1" IRON PIPE FOR THE NORTHEAST CORNER OF THIS TRACT LOCATED ON THE WEST LINE OF N. 6TH STREET;

THENCE WITH SAID WEST LINE S30 DEG 06' 11" E 199.68 FEET TO A FOUND 1" IRON PIPE FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S59 DEG 52' 18" W 283.19 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.30 ACRES OF LAND, MORE OR LESS.



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