

Current Borrower: ALAN MICHAEL CONNOLLY, A SINGLE MAN
MHA File Number: TX-13-20096-FC
VA/FHA/PMI Number:
Loan Type: FHA
Property Address: 15155 S W CR 3130, PURDON, TX 76679

2013-117
FILED FOR RECORD
AT 1:15 O'CLOCK P.M.
JUL 11 2013

SHERRY DOWD
COUNTY CLERK, NAVARRO COUNTY, TEXAS
BY  DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
10/23/2008

Grantor(s)/Mortgagor(s):
ALAN MICHAEL CONNOLLY, A SINGLE
MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. MERS IS A SEPARATE
CORPORATION THAT IS ACTING SOLELY AS
A NOMINEE FOR AMERICARE INVESTMENT
GROUP, INC. DBA PREMIER CAPITAL
LENDING

Current Beneficiary/Mortgagee:
BANK OF AMERICA, N.A.

Recorded in:
Volume:
Page:
Instrument No: 00009842

Property County:
NAVARRO

Mortgage Servicer:
BANK OF AMERICA, N.A. is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
4200 Amon Carter Blvd, Fort Worth, TX 76155

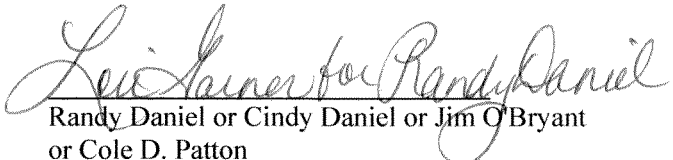
Legal Description: 9.975 ACRES: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN NAVARRO COUNTY, TEXAS, ON THE JAMES MEREDITH SURVEY, A-512; AND SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Date of Sale: 8/6/2013

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale of Property: THE FRONT STEPS OF THE COURTHOUSE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.



Randy Daniel or Cindy Daniel or Jim O'Bryant
or Cole D. Patton
or Melissa A. McKinney
or Karl Terwilliger
McCarthy, Holthus & Ackerman, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

ALAN CONNOLLY

JAMES MEREDITH SURVEY

9.975 ACRES

EXHIBIT "A"

A-512

NAVARRO COUNTY, TEXAS

All that certain lot, tract or parcel of land situated in Navarro County, Texas on the James Meredith Survey, A-512 and being the called 0.992 acre tract conveyed to Marshall Bottoms and Kimberly Bottoms by Kimberly M. Bearden n/k/a Kimberly Bottoms by deed dated July 26, 2006 and recorded in Volume 1843, Page 32, also the called 4.996 acre tract conveyed to Robert Joe Worley and wife Alvina Worley by Sheila Ruth Slater and Sandra Slater Spruill by deed dated December 16, 1995 and recorded in Volume 1327, Page 809 and all of the 5.00 acre tract (Less and Except 1.00 acre) conveyed to Robert Joe Worley and wife Alvina Worley by David Richard Worley by deed dated July 18, 1997 and recorded in Volume 1377, Page 516 of the Official Public Records of Navarro County, Texas. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" pipe found at the Southwest corner of the called 0.992 acre tract, the Southeast corner of the Robert Joe Worley 0.72 acre Tract 2 recorded in Volume 1288, Page 561 and in the North line of the Robert Joe Worley tract recorded in Volume 1477, Page 342;

THENCE NORTH 31 degrees 05 minutes 04 seconds West 185.92 feet to a ½" pipe found at the Southwest corner of the Robert Joe Worley 4.00 acre tract recorded in Volume 1377, Page 516 and the Northwest corner of the called 0.992 acre tract;

THENCE NORTH 31 degrees 13 minutes 23 seconds West 745.36 feet to a 1/2" pipe found at the Northwest corner of the Worley 4.00 acre tract and in the East line of the Robert Worley 11.04 acre First Tract recorded in Volume 1288, Page 561 and the Southwest corner of the Virginia Gould 8.50 acre tract recorded in Volume 1435, Page 109;

EXHIBIT "A"

THENCE NORTH 60 degrees 13 minutes 24 seconds East 234.84 feet to a 1/2" pipe found at fence corner the Northeast corner of the Worley 4.00 acre tract, the Northwest corner of the called 4.996 acre tract and in the South line of the Virginia Gould 8.50 acre tract recorded in Volume 1435, Page 109;

THENCE NORTH 60 degrees 08 minutes 45 seconds East, along fence, 245.05 feet to a 1/2" pipe found at fence corner at the Southeast corner of the Gould 8.50 acre tract and the Northwest corner of the Louis Lachney tract recorded in Volume 1291, Page 691;

THENCE SOUTH 29 degrees 49 minutes 18 seconds East, along fence, 926.78 feet to a point for corner in the centerline of County Road SW 3130 at the Southeast corner of the called 4.996 acre tract, the Southwest corner of the Lachney tract and in the North line of the Ray Gordon 26.833 acre tract recorded in Volume 1167, Page 335; WITNESS: Found 4" axle North 29 degrees 49 minutes 18 seconds West 16.7 feet;

THENCE SOUTH 59 degrees 51 minutes West, along County Road SW 3130, 224.34 feet to a 1/2" pipe found in centerline of road at the Southwest corner of the called 4.996 acre tract, the Southeast corner of the called 0.992 acre tract and in the North line of the Robert Worley tract recorded in Volume 1477, Page 342; WITNESS: 1/2" iron pipe w/elbow North 31 degrees 07 minutes West 16.5 feet;

THENCE along County Road SW 3130, South 60 degrees 45 minutes West 195.95 feet to a 1/2" iron rod found in road and South 52 degrees 45 minutes 54 seconds West 37.61 feet to the place of beginning and containing 9.975 acres of land of which approximately 0.19 acres lies in County Road SW 3130.