

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.

2013-131  
FILED FOR RECORD  
AT 11:30 O'CLOCK a M.  
JUL 29 2013  
SHERIFF DOWD  
COUNTY CLERK NAVARRO COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY

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

Date: September 03, 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 September 04, 2009 and recorded in Document CLERK'S FILE NO. 00006863 real property records of NAVARRO County, Texas, with JEROME MCMAHAN AND DANA RENEE MCMAHAN, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JEROME MCMAHAN AND DANA RENEE MCMAHAN, securing the payment of the indebtednesses in the original principal amount of \$88,271.00, 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



NOS20130169803899

## EXHIBIT "A"

BEING THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, BEING 4.878 ACRES SITUATED IN THE D.W. COLLINS SURVEY, ABSTRACT NO. 159, IN NAVARRO COUNTY, TEXAS, AND BEING THAT CERTAIN TRACT CONVEYED IN DEED FROM DICIDORO HERNANDEZ TO WAYNE L. RECKLEY, DATED NOVEMBER 28, 2007, AND RECORDED IN DOCUMENT NUMNER 11713, IN THE OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS. SAID 4.878 ACRESS ARE MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" PIPE FOUND FOR THE NORTHWEST CORNER OF THIS TRACT AND IN THE SOUTHWEST CORNER OF A CALLED 8.035 ACRES TRACT, CONVEYED TO THE TRUSTEES OF FAITH BAPTIST CHURCH IN VOLUME 1494 PAGE 19, AND IN THE EAST RIGHT-OF-WAY OF FARM ROAD NO. 2452;

THENCE NORTH 58 DEGREES 10 MINUTES 02 SECONDS EAST GENERALLY ALONG A FENCE AND THE NORTHWEST LINE OF THIS TRACT AND THE SOUTHEAST LINE OF THE CALLED 8.035 ACRES TRACT, A DISTANCE OF 826.79 FEET TO A 4" IRON PIPE FOUND IN CONCRETE FOR THE NORTH CORNER OF THIS TRACT AND IN THE EAST CORNER OF THE CALLED 8.035 ACRES TRACT, AND IN THE SOUTHWEST LINE OF A CALLED 3.900 ACRES TRACT CONVEYED TO ARNES PURDY IN DOCUMENT NUMBER 2009, DATED MARCH 4, 2008, AND SAID 4" IRON PIPE IS AT A FENCE CORNER;

THENCE SOUTH 29 DEGREES 58 MINUTES 11 SECONDS EAST GENERALLY ALONG A FENCE AND THE NORTHEAST LINE OF THIS TRACT AND THE SOUTHWEST LINE OF THE CALLED 3.900 ACRES TRACT, A DISTANCE OF 230.08 FEET TO A 1/2" PIPE FOUND FOR THE EAST CORNER OF THIS TRACT AND IN THE NORTH CORNER OF A CALLED 5.234 ACRES TRACT CONVEYED TO THE CORBET WATER SUPPLY IN VOLUME 1594 PAGE 328, AND SAID PIPE IS AT A FENCE CORNER;

THENCE SOUTH 58 DEGREES 36 MINUTES 21 SECONDS WEST GENERALLY ALONG A FENCE AND THE SOUTHEAST LINE OF THIS TRACT AND THE NORTHWEST LINE OF THE CALLED 5.234 ACRES TRACT, A DISTANCE OF 1,049.77 FEET TO A 1/2" ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE NORTHWEST CORNER OF THE CALLED 5.234 ACRES TRACT, AND IN THE EAST RIGHT-OF-WAY OF FARM ROAD 2452;

THENCE NORTH 14 DEGREES 14 MINUTES 41 SECONDS EAST ALONG THE WEST LINE OF THIS TRACT AND THE EAST LINE OF SAID HIGHWAY RIGHT-OF-WAY A DISTANCE OF 319.92 FEE TO THE PLACE OF BEGINNING AND CONTAINING 4.878 ACRES OF LAND, MORE OR LESS.



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