

2013-151 ORIGINAL

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
AT 7:00 O.C.C.K. 11 A.M.

STATE OF TEXAS)
)
COUNTY OF NAVARRO)

SEP 5 2013

SHERRY DOWD
COUNTY CLERK NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

ACTIVE MILITARY SERVICE NOTICE: 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.

WHEREAS, by Deed of Trust, dated August 21, 2008, Joseph A. Cronin and spouse, Kimberly M. Cronin, conveyed to John G. Jackson, as Trustee(s), the property situated in Navarro County, Texas, to-wit:

All that certain lot, tract or parcel of land being Lot Forty (40) of VISTA RIDGE SUBDIVISION, PHASE I, in Navarro County, Texas, according to the plat thereof filed in Volume 7, Page 249, Plat Records of Navarro County, Texas.

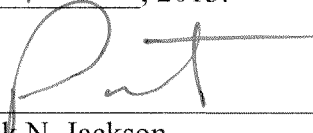
(hereinafter referred to as the "Property") to secure that one certain Real Estate Lien Note therein described in the original principal amount of \$115,780.00, executed by Joseph A. Cronin and spouse, Kimberly M. Cronin, and made payable to Jackson Leisure Financial Services, L.P., predecessor in interest to Jackson Leisure Financial Services, L.L.C. (hereinafter referred to as the "Note"), which Deed of Trust is recorded in Instrument No.00007644, of the Real Property Records of Navarro County, Texas (hereinafter referred to as the "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of John G. Jackson, Trustee(s) in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note and the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

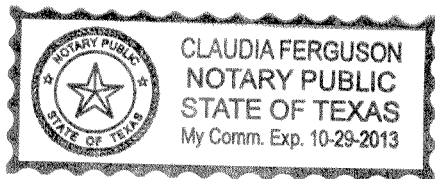
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of October, 2013, at the earliest at 10:00 a.m. or within three hours after that time at the front entrance of the Navarro County Courthouse, 300 West 3rd Avenue, Corsicana, Navarro County, Texas, I will begin to sell, for cash, the Property to the highest bidder, "AS IS". Said sale will occur between the earliest time to begin the sale as specified above and 4:00 o'clock p.m.

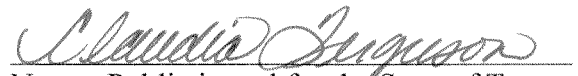
SIGNED this 15th day of August, 2013.



Patrick N. Jackson
Substitute Trustee
Cowles & Thompson, PC
901 Main Street, Suite 3900
Dallas, Texas 75202
214-672-2128
Fax: 214-672-2328

SWORN TO AND SUBSCRIBED BEFORE ME, the undersigned authority, on this the 15th day of August, 2013, to certify which witness my hand and seal of office.





Notary Public in and for the State of Texas
My Commission Expires: 10-29-13