

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2013-207

FILED FOR RECORD
AT 1:50 O'CLOCK P.M.

NOV 26 2013

SHERY DOWD
COUNTY CLERK NAHOMA COUNTY, TEXAS
BY _____ DEPUTY

NAVARRO County Deed of Trust:

Dated: October 10, 2008

Amount: \$130,000.00

Grantor(s): WANDA CAROL WALLACE ALLEN

Original Mortgagee: JAMES B. MORTGAGE COMPANY

Current Mortgagee: JAMES B. NUTTER & COMPANY

Mortgagee Address: JAMES B. NUTTER & COMPANY, 4153 BROADWAY, KANSAS CITY, MO 64171

Recording Information: Document No. 00009614

Legal Description: SEE EXHIBIT A

WHEREAS, AN ORDER TO PROCEED WITH EXPEDITED FORECLOSURE UNDER TEX. RULE CIVIL PROCEDURE 736 WAS ENTERED ON AUGUST 26, 2013 UNDER CAUSE NO. C13-22276CV IN THE 13TH JUDICIAL DISTRICT COURT OF NAVARRO COUNTY, TEXAS.

Date of Sale: January 7, 2014 between the hours of 11:00 AM. and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the NAVARRO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

RANDY DANIEL ORCINDY DANIEL OR JIM O'BRYANT have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.


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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

HUGHES, WATTERS & ASKANASE, L.L.P.
333 Clay, Suite 2900
Houston, Texas 77002
Reference: 2013-007490



RANDY DANIEL ORCINDY DANIEL OR JIM O'BRYANT
c/o Service Link
7301 N. Hwy 161, Ste. 305
Irving, Texas 75039

EXHIBIT A

0.45 ACRE TRACT

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE WILEY POWELL SURVEY ABSTRACT 637, NAVARRO COUNTY, TEXAS, BEING PART OF A CALLED 21.673 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 1840, PAGE 400 AND BEING PART OF A CALLED 0.35 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED UNDER DOCUMENT NO. 2008-00003088 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 AT A 2" CORNER POST FOR THE NORTHWEST CORNER OF THIS TRACT S06° 09' 04" E 340.93 FEET FROM THE ORIGINAL NORTHWEST CORNER OF THE ABOVE MENTIONED 21.673 ACRE TRACT LOCATED ON THE EAST TOW OF U.S. HIGHWAY 75;

THENCE N82 DEGREES 29'16"E 203.13 FEET TO A 2" CORNER POST FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S09 DEGREES 10'31" E 92.19 FEET TO A 2" CORNER POST FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S80 DEGREES 14'05"W 207.77 FEET TO A SET 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT LOCATED ON SAID EAST ROW OF U.S. HIGHWAY 75;

THENCE WITH SAID ROW N06 DEGREES 29'04"W 100.22 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.45 ACRES OF LAND.