

HOME EQUITY POSTING WITH ORDER ATTACHED

637 NORTH 15TH STREET
CORNICANA, TX 75110

20070169806728

NOTICE OF SUBSTITUTE TRUSTEE SALE

(See TEX. CONST. art. XVI, § 50a(6) Order attached)

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: June 03, 2014

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 October 20, 2006 and recorded in Document CLERK'S FILE NO. 2006-11427 real property records of NAVARRO County, Texas, with MARLA WOFFORD AND DON WOFFORD, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

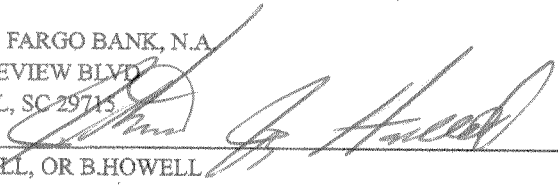
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MARLA WOFFORD AND DON WOFFORD, securing the payment of the indebtednesses in the original principal amount of \$76,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CMLTI 2007-WFHE1 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

15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

2014-75

FILED FOR RECORD
AT 12:15 O'CLOCK P.M.

MAY 12 2014

SHERYL DOWD
COUNTY CLERK NAVARRO COUNTY, TEXAS
BY  DEPUTY



EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND, SITUATED IN THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, BEING A PART OF BLOCK 348, ACCORDING TO THE OFFICIAL MAP OF SAID CITY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE EAST LINE OF NORTH 15TH STREET, 175 FEET N30 DEG W FROM THE SOUTHWEST CORNER OF SAID BLOCK 348;

THENCE N60 DEG E 144 FEET TO A 1/2" IRON ROD FOUND AT A 12 FOOT ALLEY;

THENCE N30 DEG W WITH AND ALONG THE WEST LINE OF SAID ALLEY 75 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE S60 DEG W 144 FEET TO A 1/2" IRON ROD FOUND IN THE EAST LINE OF SAID NORTH 15TH STREET;

THENCE S30 DEG E WITH SAID EAST LINE 75 FEET TO THE PLACE OF BEGINNING AND BEING THE SOUTH ONE-HALF OF A TRACT OF LAND DESCRIBED IN A DEED FROM HARRY A. CLOWE AND WIFE, MRS. EDNA E. CLOWE, TO G.W. MCCAFFERTY, ET AL, RECORDED IN VOLUME 427, PAGE 279, DEED RECORDS OF NAVARRO COUNTY, TEXAS.

FILED

CAUSE NO. C14-23004-CV

2014 APR 25 PM 4:18

In Re: Order of Foreclosure
Concerning
637 NORTH 15th STREET
CORSICANA, TEXAS 75110
Under Tex. R. Civ. P. 736

IN THE DISTRICT COURT
DISTRICT CLERK
NAVARRO COUNTY, TX
DEPUTY

Petitioner:

OF NAVARRO COUNTY, TEXAS

U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR CMLTI 2007-WFHE1

Respondent(s):

13th JUDICIAL DISTRICT

MARLA WOFFORD and DON
WOFFORD

DEFAULT ORDER

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.

2. The name and last known address of each Respondent subject to this order is:

MARLA WOFFORD
501 DOBBINS RD
CORSICANA, TEXAS 75110

DON WOFFORD
501 DOBBINS RD
CORSICANA, TEXAS 75110

Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

3. The property that is the subject of this foreclosure proceeding is commonly known as 637 NORTH 15th STREET, CORSICANA, TEXAS 75110 with the following legal description:

ALL THAT TRACT OR PARCEL OF LAND, SITUATED IN THE CITY OF CORSICANA,
NAVARRO COUNTY, TEXAS, BEING A PART OF BLOCK 348, ACCORDING TO
THE OFFICIAL MAP OF SAID CITY, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE EAST LINE OF NORTH 15TH
STREET, 175 FEET N30 DEG W FROM THE SOUTHWEST CORNER OF SAID
BLOCK 348;

THENCE N60 DEG E 144 FEET TO A 1/2" IRON ROD FOUND AT A 12 FOOT ALLEY;

THENCE N30 DEG W WITH AND ALONG THE WEST LINE OF SAID ALLEY 75 FEET
TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE S60 DEG W 144 FEET TO A 1/2" IRON ROD FOUND IN THE EAST LINE OF
SAID NORTH 15TH STREET;

THENCE S30 DEG E WITH SAID EAST LINE 75 FEET TO THE PLACE OF BEGINNING
AND BEING THE SOUTH ONE-HALF OF A TRACT OF LAND DESCRIBED IN A
DEED FROM HARRY A. CLOWE AND WIFE, MRS. EDNA E. CLOWE, TO G.W.
MCCAFFERTY, ET AL, RECORDED IN VOLUME 427, PAGE 279, DEED RECORDS
OF NAVARRO COUNTY, TEXAS.

4. The lien to be foreclosed is indexed or recorded at CLERK'S FILE NO. 2006-11427 and

recorded in the real property records of NAVARRO County, Texas.

5. The material facts establishing Respondent(s)' default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with the applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

Signed this 25 day of April, 2014.

2014 APR 25 PM 3:38
JOSHUA B. PARKETT
DISTRICT CLERK
NAVARRO COUNTY, TX
DEPUTY

FILED

Original Signed By
Amanda D. Putman

JUDGE PRESIDING

SUBMITTED BY:

**BARRETT DAFFIN FRAPPIER
TURNER & ENGEL, LLP**



MATTHEW G. HALE
State Bar No. 24073135
15000 Surveyor Blvd, Suite 100
Addison, Texas 75001
(972) 386-5040 (Phone)
(972) 419-0734 (Fax)

ATTORNEYS FOR PETITIONER