

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.

2013-101
FILED FOR RECORD
AT 12:00 O'CLOCK P M.

JUN 10 2013

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

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

Date: August 06, 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 November 28, 2007 and recorded in Document CLERK'S FILE NO. 00012141 real property records of NAVARRO County, Texas, with DORIS LYNELL MCKISSACK AND JEREMY MCKISSACK, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DORIS LYNELL MCKISSACK AND JEREMY MCKISSACK, securing the payment of the indebtednesses in the original principal amount of \$73,841.00, 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

[Signature]
J.HOWELL, OR B.HOWELL
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001



NOS20120169806098

EXHIBIT "A"

TRACT 1:

BEING A TRACT OF LAND SITUATED IN THE MATTHEW ANDERSON SURVEY, ABSTRACT NO. 33, NAVARRO COUNTY, TEXAS, AND BEING THAT TRACT AS DESCRIBED IN DEED TO 5600 ROCKHILL HOMES RECORDED IN VOLUME 2007, PAGE 5713, DEED RECORDS, NAVARRO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR CORNER FOR THE MOST EASTERLY CORNER OF SAID 5600 ROCKHILL HOMES TRACT;

THENCE SOUTH 60 DEGREES 12 MINUTES 00 SECONDS WEST A DISTANCE OF 208.71 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 29 DEGREES 48 MINUTES 00 SECONDS WEST A DISTANCE OF 208.71 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 60 DEGREES 12 MINUTES 00 SECONDS EAST A DISTANCE OF 208.71 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 29 DEGREES 48 MINUTES 00 SECONDS EAST A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.0 ACRE OF LAND, MORE OR LESS.

TRACT 2: PROPOSED 30' WIDE ACCESS EASEMENT

BEING A TRACT OF LAND SITUATED IN THE MATTHEW ANDERSON SURVEY, ABSTRACT NO. 33, NAVARRO COUNTY, TEXAS, AND BEING THAT TRACT AS DESCRIBED IN DEED TO 5600 ROCKHILL HOMES RECORDED IN VOLUME 2007, PAGE 5713, DEED RECORDS, NAVARRO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR CORNER FOR THE MOST SOUTHERLY CORNER OF SAID 5600 ROCKHILL HOMES ACCESS EASEMENT TRACT;

THENCE NORTH 29 DEGREES 48 MINUTES 00 SECONDS WEST A DISTANCE OF 30.00 FEET;

THENCE NORTH 60 DEGREES 12 MINUTES 00 SECONDS EAST A DISTANCE OF 478.68 FEET TO THE WESTERLY LINE OF SOUTHEAST COUNTY ROAD 2120;

THENCE SOUTH 29 DEGREES 48 MINUTES 00 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 60 DEGREES 12 MINUTES 00 SECONDS WEST A DISTANCE OF 478.79 FEET TO THE POINT OF BEGINNING, MORE OR LESS.



NOS20120169806098

Show Barcode = YES
Posting Date = 6/10/2013
County = 00176