

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.

1. Date, Time, and Place of Sale.

Date: April 02, 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 August 24, 2007 and recorded in Document CLERK'S FILE NO. 2007-00008600 real property records of NAVARRO County, Texas, with MICHELLE H JENKINS AND JOHN L JENKINS, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MICHELLE H JENKINS AND JOHN L JENKINS, securing the payment of the indebtedness in the original principal amount of \$161,500.00, 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 75091

2013-40
FILED FOR RECORD
AT 10:40 O'CLOCK A.M.

FEB 25 2013

SHERRY DOWD
COUNTY CLERK NAVARRO COUNTY, TEXAS
BY *Sev* DEPUTY



NOS20130169800721

EXHIBIT "A"

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE CITY OF CORSICANA, BEING LOT 27, IN BLOCK 1125, AND IN THE WOODLAND HILLS ADDITION NO. 4, AS PER PLAT IN VOLUME 3 PAGE 21 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS, AS SAID LOT 27 IS CONVEYED IN DEED FROM BOBBY LEE MCCRUTCHEN AND WIFE, TAWANA BETH MCCUTCHEN TO PATRICK C. BATCHELOR AND WIFE, CAROLYN BATCHELOR, DATED MARCH 15, 1975, AND RECORDED IN VOLUME 847 PAGE 860, AND ALSO ALL OF A CALLED 0.151 ACRE TRACT CONVEYED IN DEED FROM J.C. ROE, TRUSTEE, TO PATRICK C. BATCHELOR AND WIFE, CAROLYN R. BATCHELOR, DATED OCTOBER 4, 1976, AND RECORDED IN VOLUME 870 PAGE 816, AND BOTH INSTRUMENTS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS. SAID TRACT IS MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" PIPE FOUND FOR THE EAST CORNER OF THIS TRACT AND LOT 27, AND IN THE NORTH CORNER OF LOT 28 OF THE WOODLAND HILLS ADDITION NO. 10, AND IN THE SOUTH LINE OF DARTMOUTH LANE;

THENCE SOUTH 25 DEGREES 28 MINUTES 26 SECONDS WEST A DISTANCE OF 131.84 FEET TO A 5/8" ROD FOUND FOR THE SOUTH CORNER OF LOT 27, AND THE EAST CORNER OF THE CALLED 0.151 ACRES TRACT AND PASSING A 1/2" ROD SET FOR WITNESS AT 231.84 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 249.85 FEET TO A POINT IN A CREEK FOR THE SOUTHEAST CORNER OF THIS TRACT AND THE CALLED 0.151 ACRE TRACT;

THENCE NORTH 83 DEGREES 49 MINUTES 48 SECONDS WEST ALONG A LINE IN THE CREEK FOR A DISTANCE OF 90.08 FEET TO A POINT FOR THE WEST CORNER OF THIS TRACT AND THE CALLED 0.151 ACRE TRACT, AND IN THE NORTHEAST LINE OF LOT 26;

THENCE NORTH 21 DEGREES 44 MINUTES 46 SECONDS EAST PASSING A 3/8" ROD FOUND FOR WITNESS AT 10.00 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 138.00 FEET TO A 3/8" ROD FOUND FOR THE NORTH CORNER OF THE CALLED 0.151 ACRES TRACT AND IN THE WEST CORNER OF LOT 27;

THENCE NORTH 23 DEGREES 04 MINUTES 46 SECONDS EAST A DISTANCE OF 143.54 FEET TO A 3/8" ROD FOUND, FOR THE NORTH CORNER OF THIS TRACT AND LOT 27 AND THE EAST CORNER OF LOT 26, AND IN THE SOUTH LINE OF DARTMOUTH LANE;

THENCE SOUTH 63 DEGREES 40 MINUTES 00 SECONDS EAST A DISTANCE OF 100.00 FEET TO THE PLACE OF BEGINNING.



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