

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: 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 March 25, 2004 and recorded in Document VOLUME 1685, PAGE 0096 real property records of NAVARRO County, Texas, with JANIS RAY GREENUP, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JANIS RAY GREENUP, securing the payment of the indebtedness in the original principal amount of \$67,441.00, 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 75001

2013-110
FILED FOR RECORD
AT 9:05 O'CLOCK A.M.
JUN 24 2013

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



NOS20130169803159

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, BEING PART OF LOTS 4 AND 5, BLOCK 1084 OF THE ERWIN-BEASLEY ADDITION ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 560, PAGE 440 AND BEING THE SAME TRACT DESCRIBED BY DEED RECORDED IN VOLUME 811, PAGE 857 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 ON A FOUND 1" IRON PIPE FOR THE NORTHEAST CORNER OF THE ABOVE MENTIONED TRACT AND THIS TRACT LOCATED ON THE WEST LINE OF BEVERLY DRIVE;

THENCE WITH SAID WEST LINE S17 DEG 30' 12" W 75.28 FEET TO A FOUND 3/8" IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N73 DEG 00' 00" W 169.82 FEET TO A FOUND 1" IRON PIPE FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N09 DEG 46' 00" E 74.78 FEET TO A FOUND 1" IRON PIPE FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S73 DEG 20' 53" E 179.90 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.30 ACRES OF LAND, MORE OR LESS.



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