

2013-11-6  
JUL 10 2013NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

SHERRY DOWD  
COUNTY CLERK NAVARRO COUNTY, TEXAS  
BY MS DEPUTY1. Property To Be Sold. The property to be sold is described as follows:

All property (real, personal or otherwise) described in the Deed of Trust, including, but not limited to, the real property described as **all that certain lot, tract or parcel of land being Lots 7, 8 and 9, Pearl Valley Estates, Navarro County, Texas, as shown on Final Plat recorded in Volume 7, Page 71, Plat Records of Navarro County, Texas**, together with the rights, appurtenances and improvements thereto and certain other personal property as more particularly described in the Deed of Trust referenced herein (the "Property").

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: **Tuesday, August 6, 2013**

Time: The sale shall begin no earlier than **10:00 A.M.** or no later than three hours thereafter.  
The sale shall be completed by no later than **1:00 P.M.**

Place: **The front steps of the Navarro County Courthouse located at 300 W. 3<sup>rd</sup> Avenue, Corsicana, Texas 75110.**

The trustee appointed by beneficiary to conduct the sale has been authorized by the beneficiary to postpone, withdraw, or reschedule the sale for another day if directed by beneficiary. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust. The beneficiary thereunder intends to bid at the sale and any such bid made on behalf of beneficiary shall be in the form of a credit owed against the amounts secured by the Deed of Trust at the time of sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The sale will be made expressly subject to any title matters of record or as set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made

subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust (the "Deed of Trust") executed by Robert F. Wangler and Rita L. Wangler (the "Borrower"), to Kevin Tucker, Trustee for the benefit of City National Bank (the "Lender") dated December 15, 2006 and recorded under Document Number 00000023 of the Real Property Records of Navarro County, Texas, securing the Note (defined below).

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the Real Estate Lien Note (the "Note") in the original principal amount of \$245,000.00 executed by Borrower, and payable to the order of Lender, and all renewals, modifications and extensions of the Note. City National Bank is the current owner and holder of the Note and the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

City National Bank  
Attention: Ken Mixon  
1465 W. 2nd Avenue  
Corsicana, Texas 75110  
(903) 872-8333

6. Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES OF AMERICA. IF YOU OR YOUR SPOUSE IS SERVING ON 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 UNDERSIGNED IMMEDIATELY.**

DATED July 10, 2013.

David B. Turner

David R. Norman, Substitute Trustee  
2601 Network Blvd., Suite 102  
Frisco, Texas 75034  
Telephone: (214) 472-2100

STATE OF TEXAS §  
§  
COUNTY OF COLLIN §

The foregoing instrument was acknowledged before me by David R. Norman, Substitute Trustee, on the 10th day of July, 2013.



My Commission Expires:

Jenny L. Hager  
Notary Public, State of Texas

Jenny L. Vager  
(Printed Name of Notary)