

2013-177  
 FILED FOR RECORD  
 AT 12:59 O'CLOCK M.  
 OCT 15 2013

## NOTICE OF TRUSTEE'S SALE

**Assert and protect your rights as a member of the armed forces of the United States, 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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

**Date of Security Instrument:** September 14, 2006

**Grantor(s):** Yancey L. Moore and spouse, Laura L. Moore

**Original Trustee:** Thomas E. Black, Jr.

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as nominee for Mortage & More, Inc., its successors and assigns

**Recording Information:** Volume , Page , or Clerk's File No.00010098 in the Official Public Records of NAVARRO County, Texas

**Current Mortgagee:** JPMorgan Chase Bank, National Association

**Mortgage Servicer:** JPMorgan Chase Bank, National Association, National Association whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Date of Sale:** 11/05/2013

**Earliest Time Sale Will Begin:** 11:00 AM

**The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.**

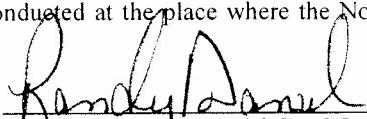
**If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.**

**Legal Description:**

BEING 7.00 ACRES OF LAND SITUATED IN THE THOMAS WELCH SURVEY, ABSTRACT NO. 821, NAVARRO COUNTY TEXAS, BEING A PART OF THAT CERTAIN CALLED 40.00 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM MARSHALL WHITE ET UX TO MICHAEL SIMMONS ET UX, DATE JULY 11, 2003, AND RECORDED IN VOLUME 1645, PAGE 217, AND BEING A PART OF THAT CERTAIN CALLED 10.000 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM MARSHALL WHITE ET UX, TO KENNETH MOSS, ET UX, DATED NOVEMBER 13, 1992, AND RECORDED IN VOLUME 1258, PAGE 714, OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS, SAID 7.00 ACRE TRACT AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

**Place of Sale of Property:**

The foreclosure sale will be conducted in the area designated by the NAVARRO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.



Randy Daniel, Cindy Daniel, Jim O'Bryant, Mary M. Speidel  
 c/o Servicelink Default Abstract Solutions  
 7301 N. State Hwy 161, Ste 305.  
 Irving, TX 75039

**For Information:**

Codilis & Stawiarski, P.C.  
 650 N. Sam Houston Parkway East, Suite 450  
 Houston, TX 77060 / (281) 925-5200

## EXHIBIT "A"

### Legal description of the land:

Being 7.00 acres of land situated in the Thomas Welch Survey, Abstract No. 821, Nayarro County, Texas, being a part of that certain called 40.000 acre tract of land described in a deed from Marshall White et ux to Michael Simmons et ux, dated July 11, 2003, and recorded in Volume 1645, Page 217, and being a part of that certain called 10.000 acre tract of land described in a deed from Marshall White et ux, to Kenneth Moss, et ux, dated November 13, 1992, and recorded in Volume 1258, Page 714, of the Deed Records of Navarro County, Texas, said 7.00 acre tract to be more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod (found) at the southwest corner of the above mentioned 40.000 acre tract, and being in the northeast right-of-way line of F.M. 416;

THENCE North 07°02'16" West, for a distance of 575.99 feet, with the west line of said 40.000 acre tract, and generally with a fence, to a 1/2" iron rod (set with cap marked "STANGER") for corner;

THENCE North 83°08'12" East, for a distance of 356.88 feet, to a 1/2" iron rod (set with cap marked "STANGER") for corner;

THENCE South 22°39'22" East, for a distance of 692.60 feet, to a 1/2" iron rod (set with cap marked "STANGER") for corner, being in the southeast line of the above mentioned 10.000 acre tract of land, and being in the northwest line of that certain called 150 acre tract of land described as the Eighth Tract in a deed to Scammel Family First Limited Partnership and recorded in Volume 1360, Page 624;

THENCE South 61°07'41" West, for a distance of 205.28 feet, with the southeast line of said 10.000 acre tract, and with the northwest line of the above mentioned 150 tract, to a 1/2" iron rod (found) at the most southerly corner of said 10.000 acre tract, and being in the northeast right-of-way line of the above mentioned F.M. 416;

THENCE North 71°30'43" West, for a distance of 390.95 feet, with the southwest line of said 10.000 acre tract, with the southwest line of said 40.000 acre tract, with the northeast right-of-way line of said F.M. 416, and along or near a fence, back to place of beginning, and containing 7.00 acres of land.

Bearings are based on a bearing of "North 07°02'16" West" along the monumented west line of the 40.000 acre tract as recorded in Volume 1645, Page 217.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

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