

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: January 07, 2014

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 May 26, 2004 and recorded in Document VOLUME 1696, PAGE 0505 real property records of NAVARRO County, Texas, with DWAYNE A. WOODCOCK AND MARY C. WOODCOCK, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DWAYNE A. WOODCOCK AND MARY C. WOODCOCK, securing the payment of the indebtedness in the original principal amount of \$105,509.00, 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:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND DESCRIBED AS BEING LOT NO. TWO (2), BLOCK 1209, GLEN HAVEN ADDITION NO. 10 PHASE II, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 5, PAGE 68 OF THE MAP OR PLAT RECORDS OF NAVARRO COUNTY, TEXAS, AND ALSO BEING THE SAME PROPERTY DESCRIBED IN AND CONVEYED IN DEED FROM RONALD WATKINS TO FINIS MARTIN DATED APRIL 5, 1979, RECORDED IN VOLUME 912, PAGE 95, DEED RECORDS OF NAVARRO COUNTY, TEXAS

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

2013-215
FILED FOR RECORD
AT 10:20 O'CLOCK A.M.

DEC 16 2013

SHERRY DOWD
COUNTY CLERK NAVARRO COUNTY, TEXAS
BY DEPUTY



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