

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.

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2015-32
FILED FOR RECORD
9:40 O'CLOCK 12 M.

FEB 24 2015

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY _____ DEPUTY

1. Date, Time, and Place of Sale.

Date: April 07, 2015

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: NAVARRO CENTER, 800 N. MAIN, EAST ENTRANCE 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 October 20, 2008 and recorded in Document CLERK'S FILE NO. 00009625 real property records of NAVARRO County, Texas, with HARVEY CRAIG KINDRICK AND DANA KINDRICK AND PEGGY KINDRICK, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by HARVEY CRAIG KINDRICK AND DANA KINDRICK AND PEGGY KINDRICK, securing the payment of the indebtednesses in the original principal amount of \$50,973.00, 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


JON HOWELL, SUSAN SWINDLE OR BOBBY HOWELL
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001



NOS00000004270203

EXHIBIT "A"

1.715 ACRE
JAMES MEREDITH SURVEY
ABSTRACT NO. 512
NAVARRO COUNTY, TEXAS

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, BEING 1.715 ACRE SITUATED IN THE JAMES MEREDITH SURVEY, ABSTRACT NO. 512, IN NAVARRO COUNTY, TEXAS, AND BEING PART OF A CALLED 2.5 ACRES TRACT CONVEYED IN DEED FROM E.L. PARRISH AND WIFE, MARTHA RAY PARRISH, DATED JULY 16, 1980, AND RECORDED IN VOLUME 939 PAGE 425, IN THE DEED RECORDS OF NAVARRO COUNTY, TEXAS. SAID 1.715 ACRE IS MORE FULLY DESCRIBED AS FOLLOWS;

BEGINNING AT A CONCRETE MONUMENT FOUND FOR CORNER, IN AN ANGLE IN TEXAS STATE HIGHWAY NO. 31, AND IN A CORNER OF COUNTY ROAD SW 3130, AND IN THE NORTH CORNER OF THE CALLED 2.5 ACRES TRACT;

THENCE SOUTH 30 DEGREES 07 MINUTES 17 SECONDS EAST CROSSING SAID COUNTY ROAD FOR A DISTANCE OF 174.76 FEET TO A 1" PIPE FOUND FOR CORNER;

THENCE SOUTH 60 DEGREES 11 MINUTES 03 SECONDS WEST A DISTANCE OF 398.09 FEET TO A 1/2" ROD SET FOR CORNER, AT A CORNER OF A 0.800 ACRE TRACT SURVEYED ON THIS DAY AND IN AN ELL CORNER OF A CALLED 5.00 ACRES TRACT, VOLUME 1166 PAGE 413;

THENCE NORTH 55 DEGREES 38 MINUTES 36 SECONDS WEST A DISTANCE OF 196.17 FEET TO A 1/2" ROD SET FOR CORNER, IN AN EL CORNER OF THE 0.800 ACRES TRACT AND IN THE RIGHT-OF-WAY OF TEXAS STATE HIGHWAY NO. 31;

THENCE NORTH 46 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE OF 9.19 FEET ALONG SAID HIGHWAY RIGHT-OF-WAY TO A 1/2" ROD FOUND FOR CORNER, AS CALLED FOR IN VOLUME 939 PAGE 425;

THENCE NORTH 62 DEGREES 26 MINUTES 00 SECONDS EAST ALONG A LINE CALLED FOR IN DEED IN VOLUME 939 PAGE 425 A DISTANCE OF 428.52 FEET TO A WOOD RIGHT-OF-WAY MARKER FOUND AND CALLED FOR IN LAST MENTIONED DEED, (THIS LINE DOES NOT MATCH THE LINE CALLED FOR IN THE DEED TO THE STATE OF TEXAS FOR SAID HIGHWAY RIGHT-OF-WAY IN VOLUME 406 PAGE 308);

THENCE NORTH 44 DEGREES 26 MINUTES 12 SECONDS EAST CROSSING COUNTY ROAD SW 3130 A DISTANCE OF 47.27 FEET (THIS LINE DOES NOT MATCH THE DEED CALL TO THE STATE OF TEXAS MENTIONED ABOVE) TO THE PLACE OF BEGINNING AND CONTAINING 1.715 ACRES OF LAND MORE OR LESS.



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