

7483 W HWY 22
BARRY, TX 75102

00000005589015

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.

2015-151

FILED FOR RECORD

AT 8:10 O'CLOCK P M.

NOV 09 2015

1. Date, Time, and Place of Sale.

Date: January 05, 2016

Time: The sale will begin at 11:00AM 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.

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

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 08, 2003 and recorded in Document VOLUME 1633, PAGE 0442 real property records of NAVARRO County, Texas, with JOE BOTTOMS AND KATHEY BOTTOMS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOE BOTTOMS AND KATHEY BOTTOMS, securing the payment of the indebtedness in the original principal amount of \$92,873.00, 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 in the attached Exhibit A.

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

Susan Swindle

SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, HARRIET FLETCHER, DAVID SIMS, AURORA CAMPOS, RAMIRO CUEVAS, MATTHEW WOLFSON, JONATHAN HARRISON, JULLENA JAMES, CHRIS DEMEREST, KELLEY BURNS, TANYA GRAHAM, DANIEL WILLSIE, OR PHILIP PIERCEALL

Substitute Trustee

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

Certificate of Posting

My name is Susan Swindle and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 11-9-15 I filed at the office of the NAVARRO County Clerk and caused to be posted at the NAVARRO County courthouse this notice of sale.

Susan Swindle

Declarant's Name: Susan Swindle
Date: 11-9-15

EXHIBIT "A"

BEING ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE SAMUEL HALLOWAY SURVEY. ABSTRACT NO. 405 NAVARRO COUNTY, TEXAS AND BEING DESCRIBED AS TRACT 1 IN DEED FROM ONE WAY HOME AND LAND COMPANY TO BOBBYE C. CROW RECORDED IN VOLUME 1598, PAGE 405 OF THE OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS (OPRNCT). SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF THIS TRACT, THE NORTHEAST CORNER OF THE JASON AND TANGIE ANDERSON 2.919 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1504, PAGE 319 OF THE OPRNCT AND IN THE SOUTH LINE OF STATE HIGHWAY 22;

THENCE S 86° 39' 00" E (REFERENCE BEARING), 250.78 FEET ALONG THE SOUTH LINE OF HWY. 22 TO A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF TRACT OF TRACT 2 IN DEED FROM ONE WAY HOME AND LAND COMPANY TO BOBBYE C. CROW RECORDED IN VOLUME 1598, PAGE 405 OF THE OPRNCT;

THENCE S 03° 16' 05" W, 241.26 FEET ALONG THE COMMON LINE OF TRACT 1 & TRACT 2 IN A 5/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THIS TRACT AND IN THE NORTH LINE OF LEIGHTON DAWSON 5.33 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 756, PAGE 463 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS.

THENCE, S 87° 47' 20" W, 251.90 FEET ALONG THE NORTH LINE OF THE DAWSON TRACT TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF THE ANDERSON TRACT;

THENCE N 03° 15' 44" E, 265.67 FEET ALONG THE COMMON LINE OF THIS TRACT AND THE ANDERSON TRACT TO THE POINT OF BEGINNING AND CONTAINING 1.46 ACRES OF LAND MORE OR LESS.

•BASIS OF BEARINGS; RECORDED DEED VOLUME 1598, PAGE 405 OF THE OPRNCT.