

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: June 07, 2016

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 August 27, 2007 and recorded in Document CLERK'S FILE NO. 2007- 0008914 real property records of NAVARRO County, Texas, with KEVIN MULLIKIN AND SANDRA MULLIKIN, grantor(s) and CENTRY BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by KEVIN MULLIKIN AND SANDRA MULLIKIN, securing the payment of the indebtednesses in the original principal amount of \$544,750.00, 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



JOHN HOWELL, SUSAN SWINDLE OR BOBBY HOWELL
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the NAVARRO County Clerk and caused to be posted at the NAVARRO County courthouse this notice of sale.

Declarants Name: _____
Date: _____

2016-61

FILED FOR RECORD
AT 9:45 O'CLOCK P M.

MAY 16 2016

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



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EXHIBIT "A"

BEING A TRACT OR PARCEL OF LAND SITUATED IN NAVARRO COUNTY, TEXAS, AND BEING PART OF THE CHARLES COVINGTON SURVEY ABSTRACT 145, THE J.A. BAYLOR SURVEY ABSTRACT 86 AND THE I.P. WALKER SURVEY ABSTRACT 841, AND ALSO BEING THAT 222.254 ACRE TRACT OF LAND CONVEYED TO JOSEPH T. KLASCH, ET UX, BY DEED RECORDED IN VOLUME 1223 PAGE 405 AND THAT CALLED 3.247 ACRE TRACT OF LAND CONVEYED TO JOSEPH T. KLASCH, ET UX, BY DEED RECORDED IN VOLUME 1241 PAGE 734 OF THE DEED RECORDS OF NAVARRO COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER AT A 1/2" IRON ROD SET IN THE NORTHERLY LINE OF F.M. 1126 AT THE SOUTHERLY SOUTHEAST CORNER OF SAID 222.254 ACRE TRACT SAID POINT ALSO BEING IN THE WESTERLY LINE OF THE SECOND TRACT CONVEYED TO JOE B. FORTSON, JR., ET AL, BY DEED RECORDED IN VOLUME 573 PAGE 553 OF THE DEED RECORDS OF NAVARRO COUNTY;

THENCE SOUTH 56 DEG. 51 MIN. 01 SEC. WEST (RECORD BEARING) ALONG THE NORTHERLY LINE OF F.M. 1126 A DISTANCE OF 377.82 FEET TO THE BEGINNING OF A CURVE TO THE LEFT AT A 1/2" IRON ROD SET;

THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERLY LINE OF F.M. 1126 AND ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 5774.58 FEET, A CENTRAL ANGLE OF 4 DEG. 32 MIN. 01 SEC. AND AN ARC LENGTH OF 456.92 FEET TO THE END OF SAID CURVE TO THE LEFT AT A 1/2" IRON ROD SET ;

THENCE SOUTH 52 DEG. 19 MIN. WEST ALONG THE NORTHERLY LINE OF F.M. 1126 A DISTANCE OF 1149.58 FEET TO A POINT FOR CORNER IN THE CENTER OF CUMMINGS CREEK;

THENCE IN A NORTHERLY DIRECTION ALONG THE MEANDERS OF CUMMINGS CREEK THE FOLLOWING CALLS;

NORTH 5 DEG. 59 MIN. 39 SEC. WEST,	A DISTANCE OF	287.8 FEET
SOUTH 72 DEG. 14 MIN. 08 SEC.	EAST A DISTANCE OF	236.76 FEET
NORTH 58 DEG. 53 MIN. 42 SEC.	EAST A DISTANCE OF	87.73 FEET
NORTH 23 DEG. 20 MIN. 10 SEC.	WEST A DISTANCE OF	151.47 FEET
NORTH 47 DEG. 16 MIN. 36 SEC.	WEST A DISTANCE OF	258.19 FEET
NORTH 9 DEG. 29 MIN. 45 SEC.	WEST A DISTANCE OF	133.56 FEET
NORTH 39 DEG. 34 MIN. WEST	A DISTANCE OF	96.19 FEET
NORTH 60 DEG. 30 MIN. 24 SEC.	WEST A DISTANCE OF	81.87 FEET
NORTH 0 DEG. 41 MIN. 59 SEC.	WEST A DISTANCE OF	177.58 FEET
NORTH 85 DEG. 52 MIN. 19 SEC.	WEST A DISTANCE OF	178.8 FEET
NORTH 54 DEG. 48 MIN. 04 SEC.	WEST A DISTANCE OF	136.31 FEET
NORTH 13 DEG. 54 MIN. 01 SEC.	EAST A DISTANCE OF	45.39 FEET
NORTH 52 DEG. 43 MIN. 02 SEC.	EAST A DISTANCE OF	67.97 FEET
NORTH 14 DEG. 35 MIN. 47 SEC.	WEST A DISTANCE OF	66.85 FEET
NORTH 58 DEG. 38 MIN. 21 SEC.	WEST A DISTANCE OF	160.84 FEET
SOUTH 64 DEG. 29 MIN. 29 SEC.	WEST A DISTANCE OF	59.52 FEET
NORTH 65 DEG. 31 MIN. 02 SEC.	WEST A DISTANCE OF	102.13 FEET
NORTH 44 DEG. 20 MIN. 45 SEC.	EAST A DISTANCE OF	75.18 FEET
NORTH 56 DEG. 57 MIN. 10 SEC.	EAST A DISTANCE OF	141.54 FEET
NORTH 25 DEG. 44 MIN. 14 SEC.	WEST A DISTANCE OF	78.29 FEET
SOUTH 65 DEG. 19 MIN. 13 SEC.	WEST A DISTANCE OF	127.17 FEET
NORTH 72 DEG. 30 MIN. 13 SEC.	WEST A DISTANCE OF	226.75 FEET
NORTH 14 DEG. 22 MIN. 50 SEC.	WEST A DISTANCE OF	112.17 FEET
NORTH 84 DEG. 22 MIN. 26 SEC.	EAST A DISTANCE OF	79.58 FEET
SOUTH 68 DEG. 39 MIN. 17 SEC.	EAST A DISTANCE OF	101.25 FEET
NORTH 64 DEG. 31 MIN. 54 SEC.	EAST A DISTANCE OF	87.32 FEET
NORTH 25 DEG. 38 MIN. 57 SEC.	EAST A DISTANCE OF	56.29 FEET
NORTH 76 DEG. 18 MIN. 41 SEC.	WEST A DISTANCE OF	136.1 FEET
NORTH 69 DEG. 45 MIN. 33 SEC.	WEST A DISTANCE OF	26.76 FEET
NORTH 19 DEG. 54 MIN. 21 SEC.	WEST A DISTANCE OF	224.07 FEET
NORTH 66 DEG. 45 MIN. 09 SEC.	WEST A DISTANCE OF	82.8 FEET
SOUTH 68 DEG. 00 MIN. 40 SEC.	WEST A DISTANCE OF	79.28 FEET
SOUTH 10 DEG. 58 MIN. 02 SEC.	WEST A DISTANCE OF	175.78 FEET
SOUTH 27 DEG. 54 MIN. 34 SEC.	WEST A DISTANCE OF	124.37 FEET
NORTH 80 DEG. 13 MIN. 22 SEC.	WEST A DISTANCE OF	182.29 FEET
NORTH 3 DEG. 03 MIN. 19 SEC.	WEST A DISTANCE OF	30.79 FEET
NORTH 57 DEG. 32 MIN. 26 SEC.	EAST A DISTANCE OF	127.83 FEET
NORTH 35 DEG. 20 MIN. 33 SEC.	EAST A DISTANCE OF	63.16 FEET
NORTH 49 DEG. 49 MIN. 53 SEC.	WEST A DISTANCE OF	201.59 FEET
NORTH 86 DEG. 27 MIN. 31 SEC.	WEST A DISTANCE OF	36.97 FEET
SOUTH 60 DEG. 43 MIN. 02 SEC.	WEST A DISTANCE OF	297.03 FEET
NORTH 37 DEG. 56 MIN. 15 SEC.	WEST A DISTANCE OF	116.29 FEET
NORTH 32 DEG. 12 MIN. 04 SEC.	EAST A DISTANCE OF	85.04 FEET
SOUTH 88 DEG. 01 MIN. 24 SEC.	EAST A DISTANCE OF	109.72 FEET
NORTH 50 DEG. 58 MIN. 47 SEC.	EAST A DISTANCE OF	67.47 FEET
NORTH 30 DEG. 13 MIN. 14 SEC.	WEST A DISTANCE OF	129.1 FEET
NORTH 56 DEG. 03 MIN. 44 SEC.	WEST A DISTANCE OF	37.41 FEET
SOUTH 80 DEG. 14 MIN. 01 SEC.	WEST A DISTANCE OF	153.77 FEET
NORTH 46 DEG. 42 MIN. 36 SEC.	WEST A DISTANCE OF	164.54 FEET



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SOUTH 72 DEG. 01 MIN. 03 SEC. WEST A DISTANCE OF 146.59 FEET
 NORTH 63 DEG. 21 MIN. 28 SEC. WEST A DISTANCE OF 69.66 FEET
 NORTH 15 DEG. 55 MIN. 16 SEC. WEST A DISTANCE OF 93.95 FEET
 NORTH 39 DEG. 58 MIN. 31 SEC. EAST A DISTANCE OF 64.89 FEET
 NORTH 7 DEG. 41 MIN. 19 SEC. EAST A DISTANCE OF 105.57 FEET
 NORTH 52 DEG. 48 MIN. 41 SEC. WEST A DISTANCE OF 24.62 FEET
 NORTH 77 DEG. 20 MIN. 26 SEC. WEST A DISTANCE OF 104.94 FEET
 NORTH 54 DEG. 33 MIN. 05 SEC. WEST A DISTANCE OF 125.15 FEET
 NORTH 34 DEG. 38 MIN. 07 SEC. EAST A DISTANCE OF 184.04 FEET
 NORTH 33 DEG. 09 MIN. 16 SEC. WEST A DISTANCE OF 163.64 FEET
 NORTH 78 DEG. 25 MIN. 56 SEC. WEST A DISTANCE OF 31.03 FEET
 SOUTH 48 DEG. 02 MIN. 12 SEC. WEST A DISTANCE OF 53.2 FEET
 SOUTH 4 DEG. 17 MIN. 18 SEC. WEST A DISTANCE OF 142.27 FEET
 SOUTH 69 DEG. 27 MIN. 03 SEC. WEST A DISTANCE OF 135.06 FEET
 SOUTH 88 DEG. 07 MIN. 39 SEC. WEST A DISTANCE OF 62.11 FEET
 NORTH 58 DEG. 06 MIN. 35 SEC. WEST A DISTANCE OF 64.08 FEET
 NORTH 2 DEG. 52 MIN. 26 SEC. EAST A DISTANCE OF 63.59 FEET
 NORTH 66 DEG. 08 MIN. 46 SEC. EAST A DISTANCE OF 139.93 FEET
 NORTH 23 DEG. 09 MIN. 41 SEC. WEST A DISTANCE OF 112.76 FEET TO POINT FOR CORNER FROM WHICH A 1/2" IRON ROD BEARS NORTH 47 DEG. 33 MIN. 29 SEC. EAST A DISTANCE OF 50.0 FEET;

THENCE NORTH 47 DEG. 33 MIN. 29 SEC. EAST ALONG THE NORTHERLY LINE OF SAID 222.254 ACRE TRACT AND A SOUTHEASTERLY LINE OF SUNRISE ADDITION, PHASE II, A SUBDIVISION IN NAVARRO COUNTY AS RECORDED IN VOLUME 5 PAGE 76 OF THE MAP RECORDS OF NAVARRO COUNTY A DISTANCE OF 307.61 FEET TO AN ANGLE POINT AT A 1/2" IRON ROD SET;

THENCE NORTH 32 DEG. 03 MIN. 29 SEC. EAST ALONG THE NORTHERLY LINE OF SAID 222.254 ACRE TRACT AND A SOUTHEASTERLY LINE OF SAID SUNRISE ADDITION, PHASE II A DISTANCE OF 500.0 FEET TO AN ANGLE POINT AT A 2" IRON PIPE FOUND;

THENCE NORTH 59 DEG. 48 MIN. 29 SEC. EAST ALONG THE NORTHERLY LINE OF SAID 222.254 ACRE TRACT AND A SOUTHERLY LINE OF THAT 288.631 ACRE TRACT OF LAND CONVEYED TO JEFFERSON CARROLL LANGHAM BY DEED RECORDED IN VOLUME 1271 PAGE 339 OF THE DEED RECORDS OF NAVARRO COUNTY A DISTANCE OF 2565.91 FEET TO A POINT FOR CORNER AT AN AXLE FOUND;

THENCE SOUTH 33 DEG. 15 MIN. 55 SEC. EAST ALONG AN EASTERLY LINE OF SAID 222.254 ACRE TRACT AND THE WESTERLY LINE OF THAT 158.82 ACRE TRACT OF LAND CONVEYED TO JOHN EDWIN WELCH BY DEED RECORDED IN VOLUME 1233 PAGE 287 OF THE DEED RECORD OF NAVARRO COUNTY A DISTANCE OF 2131.23 FEET TO A POINT FOR CORNER AT AN AXLE FOUND IN THE NORTHERLY LINE OF SAID FORTSON, ET AL, SECOND TRACT;

THENCE SOUTH 56 DEG. 35 MIN. 48 SEC. WEST ALONG THE MOST EASTERLY SOUTHERLY LINE OF SAID 222.254 ACRE TRACT AND THE NORTHERLY LINE OF SAID SECOND TRACT A DISTANCE OF 670.76 FEET TO A POINT FOR CORNER AT A STONE MONUMENT FOUND;

THENCE SOUTH 24 DEG. 12 MIN. 46 SEC. EAST ALONG AN EASTERLY LINE OF SAID 222.254 ACRE TRACT AND THE WESTERLY LINE OF SAID SECOND TRACT A DISTANCE OF 1698.99 FEET TO THE PLACE OF BEGINNING AND CONTAINING 225.217 ACRES MORE OR LESS.



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