

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

(5407 SE 1086, Corsicana, Texas)

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time and place specified herein.

DATE OF SALE: Tuesday, the 4th day of February, 2014 (which is the first Tuesday of that month).

TIME OF SALE: The earliest time at which the sale shall occur is 10:00 a.m. The sale shall begin at that time or not later than three hours after that time.

PLACE OF SALE: At the area at the Navarro County Courthouse designated by the Commissioners Court where sales are to take place.

**INFORMATION REGARDING THE DEED OF TRUST LIEN THAT IS THE SUBJECT OF
THIS SALE:**

NAME OF DOCUMENT: Deed of Trust (the "Deed of Trust")

DATE: October 29, 2012

GRANTOR: Bernell Alokoa

BENEFICIARY: James E. Polk

RECORDING INFORMATION: Document Number 00000136 in the Real Property Records of Navarro County, Texas

PROPERTY DESCRIPTION: The real property located in Navarro County, Texas, commonly known as 5407 SE 1086, Corsicana, Texas, and more particularly described as follows (the "Property"):

2.232 Acres, more or less out of the James Smith Survey, Abstract 726, Navarro County, Texas and being that property more particularly described in deed from Terry G. Warren to Bernell Alokoa recorded in Instrument #2007-00005644 of the Deed Records of Navarro County, Texas. (R85427) 64651

INDEBTEDNESS SECURED:

NAME OF DOCUMENT: Promissory Note (the "Note")

DATE: October 29, 2012

STATED PRINCIPAL AMOUNT: \$11,915.87

MAKER: Bernell Alokoa

PAYEE: James E. Polk

2014-19
FILED FOR RECORD
AT 11:00 O'CLOCK P.M.

JAN 14 2014

SHERRY DOWD
COUNTY CLERK NAVARRO COUNTY, TEXAS
BY  DEPUTY

CURRENT OWNER OF THE NOTE AND BENEFICIARY UNDER THE DEED OF TRUST: James E. Polk

SUBSTITUTE TRUSTEE: Duncan McMillan

Default has occurred in the payment of the indebtedness secured by the Deed of Trust and evidenced by the Note, and such indebtedness is now wholly due and payable. The owner and holder of the indebtedness has requested that the Substitute Trustee under the Deed of Trust sell the Property, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

The owner and holder of the indebtedness has further requested that the Substitute Trustee sell all of the components of the Property that are personal property in accordance with the terms of the Deed of Trust and Article 9 of the Texas Uniform Commercial Code. The sale of the personality will be held at the same time and place as the above described real property sale; however, to the extent permitted by Article 9 of the Texas Uniform Commercial Code, the Substitute Trustee has been instructed to proceed as to both the real and personal property in accordance with the rights and remedies of the owner and holder of the indebtedness in respect of the real property, i.e. in accordance with the Deed of Trust.

Therefore, at the date, time and place set forth above, the Substitute Trustee will sell the Property to the highest bidder pursuant to the terms of the Deed of Trust.

IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on this the 14th day of January, 2014.



Duncan McMillan, Substitute Trustee
The McMillan Law Firm, PC
2201 Main Street, Suite 400-12
Dallas, Texas 75201
(214) 742-7400

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.