

**Current Borrower:** GARY ROBERTSON AND KAREN ROBERTSON, HUSBAND AND WIFE  
**MHA File Number:** TX-13-20720-FC  
**VA/FHA/PMI Number:**  
**Loan Type:** Conventional Residential  
**Property Address:** 320N OVERLOOK DR, KERENS, TX 75144

2014-26  
FILED FOR RECORD  
AT 9:50 OCLOCK AM  
FEB 06 2014

## NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
7/6/2006

**Grantor(s)/Mortgagor(s):** SHERRY COWD  
COUNTY CLERK NAVARRO COUNTY, TEXAS  
BY *[Signature]* DEPUTY

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. MERS IS A SEPARATE  
CORPORATION THAT IS ACTING SOLELY AS  
A NOMINEE FOR FIRST FRANKLIN A  
DIVISION OF NAT. CITY BANK OF IN

**Current Beneficiary/Mortgagee:**  
Wells Fargo Bank, National Association, as trustee  
for the holders of the First Franklin Mortgage Loan  
Trust 2006-FF15 Mortgage Pass-Through  
Certificates, Series 2006-FF15

**Recorded in:**  
**Volume:** 1837  
**Page:** 269  
**Instrument No:** 00006964

**Property County:**  
NAVARRO

**Mortgage Servicer:**  
Select Portfolio Servicing, Inc. is representing the  
Current Beneficiary/Mortgagee under a servicing  
agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
3815 South West Temple, Salt Lake City, UT  
84115

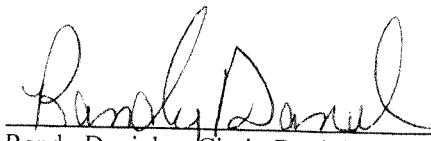
**Legal Description:** LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS  
EXHIBIT "A"

**Date of Sale:** 3/4/2014

**Earliest Time Sale Will Begin:** 11:00 AM

**Place of Sale of Property:** THE FRONT STEPS OF THE COURTHOUSE OR IN THE AREA  
DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE  
TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.



Randy Daniel or Cindy Daniel or Jim O'Bryant  
or Cole D. Patton  
or Melissa A. McKinney  
or Karl Terwilliger  
McCarthy, Holthus & Ackerman, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

REED ADDITION  
LOT 1, BLOCK C  
PART LOT 1, BLOCK E

EXHIBIT "A"

CITY OF KERENS

NAVARRO COUNTY

All that certain lot, tract, or parcel of land situated in the City of Kerens, Navarro County, Texas, being all of Lot 1, Block C and a part of Lot 1, Block E of the Reed Addition to said city and being the same tract described by deed recorded in Volume 1332, Page 541 of the Deed Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows:

BEGINNING on a found 1/2" iron rod for the southwest corner of this tract and the above mentioned tract located on the east line of Overlook Drive, said point being the northwest corner of Lot 2, Block C of said Addition;

THENCE with said east line N16°08'43"W 26.30 feet and N30°00'00"W 59.75 feet to a found 1/2" iron rod for the northwest corner of this tract;

THENCE through Lot 1, Block E N59°59'55"E 125.00 feet to the northeast corner of this tract; Witness: S59°59'55"W 2.6 feet, a fence corner post.

THENCE S30°28'27"E 83.75 feet to the southeast corner of this tract; Witness: S59°19'51"W 1.2 feet, a fence corner post.

THENCE S59°19'51"W 132.00 feet to the place of beginning and containing 0.24 acres of land.