

NOTICE OF TRUSTEE'S SALE

DATE: February 11, 2013

DEED OF TRUST

Date: January 1, 2011

Grantor: Mario Esparza
14801 S Harrison Ave.
Posen, IL 60469

Beneficiary: Cherokee Land & Timber Company, a Wyoming corporation
PO Box 423
Centerville, TX 75833

Substitute Trustee: Tim Franklin
PO Box 423
Centerville, TX 75833

Recording Information: Doc.#00000236, Official Public Records, Navarro County, Texas.

Property: *10.01 Acres of land, being TR. 28 of AMY LAND COMPANY, a subdivision in Navarro County, Texas, according to the map and plat records recorded in Vol. 7, Pg. 75 of the Map and Plat Records of Navarro County, Texas.*

Note

Date: January 1, 2011

Amount: \$34,500.00

Debtor: Mario Esparza

Holder: Cherokee Land & Timber Company, a Wyoming corporation

DATE OF SALE OF PROPERTY: March 5, 2013

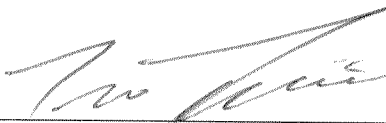
EARLIEST TIME OF SALE OF PROPERTY: 11:00 a.m.

LOCATION OF SALE: Corsicana, Texas, at the Navarro County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.


Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.



TIM FRANKLIN

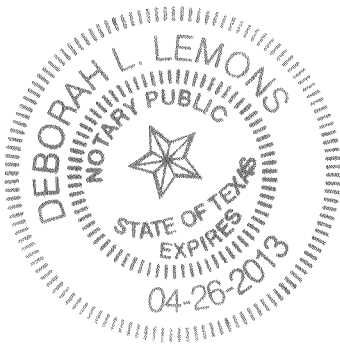
2013-38
FILED FOR RECORD
AT 4:15 O'CLOCK P.M.
FEB 11 2013
SHERIFF DOWD
COUNTY CLERK, NAVARRO COUNTY, TEXAS
BY  DEPUTY

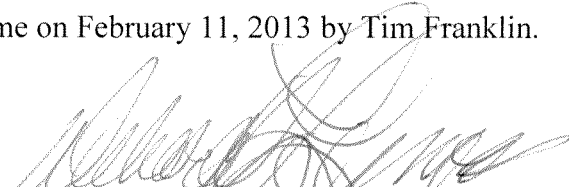
(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on February 11, 2013 by Tim Franklin.





NOTARY PUBLIC, STATE OF TEXAS