

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2014-77
FILED FOR RECORD
AT 2:15 O'CLOCK P.M.

Date: May 28, 2014

JUN 02 2014

Deed of Trust

Date: December 12, 2003

SHERRY DOWD
COUNTY CLERK NAVARRO COUNTY, TEXAS
DEPUTY

Grantor: Claven Williams, Jr. and Shashaunda R. Betts Williams

Grantor's County: Navarro County

Beneficiary: Corsicana National Bank & Trust now known as Community National Bank & Trust of Texas

Substitute Trustee: David W. Wilson, Jr.

Recorded in: Volume 1669, Page 581, Official Records of Navarro County, Texas.

Property:

TRACT ONE: All that certain lot, tract or parcel of land being 5.508 acres, Robertson County School Land Survey, A-674, Navarro County, Texas more fully described on Exhibit "A" attached hereto.

TRACT TWO: All those certain lots, tracts or parcels of land being Lot Nos. 9, 10 and 11 in Block 662, according to the Official Map of the City of Corsicana, Navarro County, Texas.

TRACT THREE: All that certain lot, tract or parcel of land being Lot B, Block 493F, original town site of Corsicana, Navarro County, Texas, more fully described in Volume 1042, Page 25, Deed Records of Navarro County, Texas.

TRACT FOUR: All that certain lot, tract or parcel of land being Lot No. 3 in Block No. 24, according to the Official Map of the City of Corsicana, Navarro County, Texas.

Date of Sale of Property: Tuesday, July 1, 2014 at 10:00 A.M. or within three (3) hours thereafter on that day.

Place of Sale of Property (including county): Front steps of the Navarro County Courthouse in Corsicana, Navarro County, Texas.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by 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 (3) hours after that time period.

DAVID W. WILSON, JR.
Substitute Trustee

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF NAVARRO

This instrument was acknowledged before me on the 28 day of May 2014, by
David W. Wilson, Jr., Substitute Trustee.



Mary Beth Wilson
Notary Public, State of Texas

EXHIBIT "A"

BEING a tract of land in the Robertson County School Land Survey, Abstract No. 674, Navarro County, Texas and being part of that certain tract of land partitioned and set aside to Frank Watson, Gomez Watson and Martin Watson as evidenced by final decree of the District Court of Navarro County, Texas in Cause No. 9106, Frank Watson, et al by Next Friend vs. Hardy Montgomery, et al recorded in Volume 191, Page 669 of the Deed Records of Navarro County, Texas and being more particularly described as follows:

COMMENCING in County Road NE 1040 at the southeast corner of that certain tract of land conveyed to Sheila Betts and Joe Betts as evidenced by deed recorded in Volume 1465, Page 51 of the Deed Records of Navarro County, Texas, whence a 1/2-inch iron rod found bears South 60°00'00" West a distance of 29.61 feet;

THENCE South 30°00'00" East along said County Road a distance of 571.70 feet to the POINT OF BEGINNING, whence a 5/8-inch iron rod set bears South 60°00'00" West a distance of 29.61 feet;

THENCE South 30°00'00" East along said County Road a distance of 466.79 feet to a 5/8-inch iron rod set for the northeast corner of that certain tract of land conveyed to Isaac Robertson & Hardy Montgomery, Trustees of St. James Church as evidenced by deed recorded in Volume 65, Page 601 of the Deed Records of Navarro County, Texas;

THENCE South 60°00'00" West departing said County Road a distance of 208.71 feet to a 5/8-inch iron rod set for the northwest corner of said Church tract;

THENCE South 30°00'00" East a distance of 208.71 feet to a 5/8-inch iron rod set in the north line of that certain tract of land partitioned to L. B. Gillispie as evidenced by partition deed recorded in Volume 846, Page 569 of the Deed Records of Navarro County, Texas for the southwest corner of said Church tract;

THENCE South 60°00'00" West along the north line of said Gillispie tract a distance of 210.93 feet to a 5/8-inch iron rod set for the southwest corner of said Watson tract and the southeast corner of that certain tract of land partitioned and set aside to Clara Smith as evidenced by said final decree of the District Court of Navarro County, Texas;

THENCE North 30°00'00" West along the common line of said Watson and Smith tracts a distance of 675.50 feet to a 5/8-inch iron rod set for corner;

THENCE North 60°00'00" East a distance of 419.64 feet to the POINT OF BEGINNING;

CONTAINING within the metes recited 5.508 acres of land, more or less.