

SUBSTITUTE TRUSTEE'S NOTICE

THE STATE OF TEXAS }
COUNTY OF NAVARRO }

NOTICE IS HEREBY GIVEN THAT, WHEREAS, on the 19th day of April, 2011, JEFFREY M. EASTMAN executed a Deed of Trust to W. KEITH SWEARINGEN, for the benefit of TEXAS STATE BANK, JOAQUIN, TEXAS, on the hereinafter described real estate, which Deed of Trust appears of record in the Official Public Records of Navarro County, Texas, under Document No. 00003213, to which record, reference is here made to more fully show the wording and effect of such instrument and the property covered by it; and

WHEREAS, the said Deed of Trust specifically authorizes the appointment of a Substitute Trustee by the beneficiary of said Deed of Trust; and

WHEREAS, the said Trustee has become incapacitated to serve as such, or has resigned or has failed and refused to act as such; and

WHEREAS, by authority of the said Deed of Trust, the beneficiary thereunder did, on the 1st day of August, 2014, appoint me, RANDY McLEROY, as Substitute Trustee;

WHEREAS, the said JEFFREY M. EASTMAN and wife, SANDRA K. EASTMAN, have made default in the payment of the note described in such instrument, leaving a delinquent balance on this date remaining unpaid thereon; and

WHEREAS, TEXAS STATE BANK, JOAQUIN, TEXAS, the said beneficiary, has requested me to enforce such trust;

NOW, THEREFORE, I, RANDY McLEROY, Substitute Trustee has aforesaid, hereby give notice that I will accordingly, after due posting of this notice as required by said Deed of Trust and the law, for at least twenty-one days successively next before the day of sale at the Door of the District Courthouse in Corsicana, Texas, and, after serving written notice of such sale, at least twenty-one days preceding the date specified herein as the date upon which said property will be sold, by certified mail, return receipt requested, on each debtor obligated to pay the above mentioned debt according to the records of the holder of said indebtedness, sell at public venue to the highest bidder, or bidders, for cash, in the area designated by the Commissioners' Court of Navarro County, Texas, pursuant to TEX. PROP. CODE, § 51.002, or, if no such area has been designated, within 100 feet of the main entrance to the building where the district court is usually held in Navarro County, Texas, that being the county in which said property is situated, between the hours of 10:00 o'clock a.m., and 4:00 o'clock p.m., but no earlier than 10:00 o'clock a. m., nor later than 1:00 o'clock p. m., of the first Tuesday in the month of September, 2014, the same being the 2nd day of September, 2014, the following described real estate so described in and secured by such Deed of Trust:

FIRST TRACT: BEING all that certain lot, tract or parcel of land lying and situated in NAVARRO COUNTY, TEXAS, and being LOT NO. 13 of WOLF CREEK PARK NO. 3, an addition of Lake Navarro Hills, which is recorded in the Plat Records of Navarro County, Texas, File No. 4640, and being the same property conveyed to Wanda Eastman and Jeffrey Eastman by J. D. Frederick and wife, Betty Frederick, by Deed dated March 8, 1993, and recorded in Volume 1262, Page 897, of the Official Public Records of Navarro County, Texas.

SECOND TRACT: BEING all that certain lot, tract or parcel of land lying and situated in NAVARRO COUNTY, TEXAS, and being LOT NO. 14 of WOLF CREEK PARK NO. 3, an addition of Lake Navarro Hills, which is recorded in the Plat Records of Navarro County, Texas, File No. 4640, and being the same property conveyed to Wanda Eastman and Jeffrey Eastman by J. D. Frederick and wife, Betty Frederick, by Deed dated March 8, 1993, and recorded in Volume 1262, Page 899, of the Official Public Records of Navarro County, Texas..

WITNESS my hand on this, the 4th day of August, 2014.


RANDY McLEROY, SUBSTITUTE TRUSTEE

Notice pursuant to Section 51.002, Texas Property Code:

"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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY."

2014-114
FILED FOR RECORD
AT 11:35 O'CLOCK A.M.

AUG 05 2014

SHERRY DOWD
COUNTY CLERK NAVARRO COUNTY, TEXAS
BY  DEPUTY