

THE STATE OF TEXAS

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THE COUNTY OF NAVARRO

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2015-5
FILED FOR RECORD
AT 2 O'CLOCK P.M.

JAN 08 REC'D

SHERRY DOWD
COUNTY CLERK NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

1. **Property to be Sold.** The property to be sold is certain real property located in Navarro County, Texas and more fully described as:

All that certain lot, tract or parcel of land being Tract Fifty Seven (57) of Amy Land Company, a Subdivision in Navarro County, Texas according to the Plat thereof recorded in Volume 7, Page 75, Plat Records of Navarro County, known as 13529 SW CR 2383, Wortham, Texas 76693 (the "Property").

2. **Date, Time and Place of Sale.** The sale is scheduled to be held at the following date, time and place:

Date: February 3, 2015.

Time: Between the hours of 10:00 a.m. and 1:00 p.m. The sale shall commence at no earlier time than 10:00 a.m. or within three (3) hours thereafter.

Place: In the area of the Courthouse of Navarro County, Corsicana, Texas, designated by the commissioners court of such county where sales of real property under a power of sale are to take place (as such designation is recorded in the real property records of such county).

3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of sale for the property being sold. The Property will be sold "as is", "where is" and "with all faults" of whatever nature or kind. No warranty or representation of any kind is made regarding the property.

4. **Type of Sale.** The sale is a non-judicial lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by a Deed of Trust executed by Vickie Prather. The Deed of Trust is dated March 25, 2014, and is recorded in the Office of the County Clerk of Navarro County, Texas, under Instrument Document Number 00002054 of the Real Property Records of Navarro County, Texas.

5. **Obligations Secured.** The Deed of Trust provides that it secures payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note executed by Vickie Prather in the original principal sum of

\$13,500.00, payable to the order of Diana Reynolds. Diana Reynolds is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust and Promissory Note and is referred to herein as the "Beneficiary."

6. **Default and Request to Act.** Default has occurred under the Promissory Note and the Beneficiary has requested me to provide notice of this sale as her agent, and to effectuate serving as the Substitute Trustee to conduct this sale. Notice is given that prior to the sale Beneficiary may appoint another person as a Substitute Trustee to conduct the sale.

Dated: January 6, 2015

A handwritten signature in black ink, appearing to read "Anthony W. Reed", is written over a horizontal line.

Anthony W. Reed
The Reed Law Group, PLLC.
3245 W. Main Street, Ste 235-346
Frisco, TX 75034