

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**Date:** January 15, 2015

2015 - 13  
FILED FOR RECORD  
AT 11:25 O'CLOCK a M.

### **Deed of Trust**

**Date:** May 7, 2008

**Grantor:** Michael Wolver

JAN 22 2015  
SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY  DEPUTY

**Grantor's County:** Navarro

**Beneficiary:** Community National Bank & Trust of Texas

**Substitute Trustee:** David W. Wilson, Jr.

**Recorded on:** May 8, 2008 under Clerk's Document Number 4252, Official Records of Navarro County, Texas.

**Property:** See Exhibit "A" attached hereto.

**Date of Sale of Property:** Tuesday, March 3, 2015 at 10:00 A.M. or within three (3) hours thereafter.

**Place of Sale of Property (including county):** Navarro Center, 800 North Main, East Entrance, Corsicana Navarro County, Texas, designated for the conduct of foreclosure sales by the Commissioners of 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

SS

COUNTY OF NAVARRO

This instrument was acknowledged before me on the 15<sup>th</sup> day of January 2015,  
by David W. Wilson, Jr., Substitute Trustee.



Mary Beth Wilson  
Notary Public, State of Texas

## EXHIBIT "A"

Being a 0.229 acre tract of land located in the James Powell Survey A-638 Navarro County, Texas and further being the eastern portion of the south one half of a called one acre tract of land described in the deed from E.E. Burkart to O.G. O'Daniel dated August 25, 1945 and recorded in Volume 434 pg. 86 of the Navarro County Deed Records said one acre tract of land further being identified as Lot 5 Block 1026 of the McAfee Addition as first described in the deed dated April 27, 1907 and recorded in Volume 132 pg. 419 of the Navarro County Deed Records, said 0.229 acre tract a residue of Lot 5 being more fully described as follows:

Beginning at a 2<sup>1</sup>/<sub>2</sub>" steel fence corner post on the dividing line of Lot 5 (one acre tract) same being the north east corner of Lot 5-A of the replat of Lot 5 Block 1026 of the McAfee Addition recorded in Volume 5 pg. 93 of the plat records of Navarro County, Texas;

Thence N 75° 15' 09" E with a cyclone fence and the dividing line of the north and south one half of Lot 5 of the McAfee Addition a distance of 169.27 ft. to an iron rod set in the west right of way line of Beaton Street;

Thence S 14° 45' 09" E with the west right of way line of Beaton Street a distance of 58.81 ft. to a 1/2" iron rod set for corner at the south east corner of Lot 5;

Thence S 75° 15' 09" W with the south line of Lot 5 a distance of 169.35 ft. to a 1/2" iron rod found at the south east corner of Lot 5-A which is described in the deed recorded in Volume 153 pg. 202 of the Navarro County Deed Records;

Thence N 14° 41' 07" W with a cyclone fence a distance of 58.81 ft. to the place of beginning and containing 0.229 acres of land, more or less.