

2015-22
FILED

NOTICE OF TRUSTEE'S SALE

DATE: February 5, 2015

2015 FEB -9 A 9:02

DEED OF TRUST

Date: June 1, 2012

Grantor: Ricardo Ocampo
1617 Carolyn St.
Irving, TX 75061

Beneficiary: Timothy W. Coffey
PO Box 423
Centerville, TX 75833

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

Recording Information: Doc.# 0004833, Official Public Records, Navarro County, Texas.

Property: *Tr. 5 of Lake Halbert Land Company, being 10.55 acres of land in the W. R. Bowen Survey, A-69 and A-57 in Navarro County, Texas, as more fully described by metes and bounds in Exhibit "A" attached hereto.*

Note

Date: June 1, 2012

Amount: \$44,500.00

Debtor: Ricardo Ocampo

Holder: Timothy W. Coffey

DATE OF SALE OF PROPERTY: March 3, 2015

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

LOCATION OF SALE: Corsicana, Texas, at the Navarro Center, an Annex of the Navarro County Courthouse, located at 800 North Main, East Entrance, 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

(ACKNOWLEDGMENT)

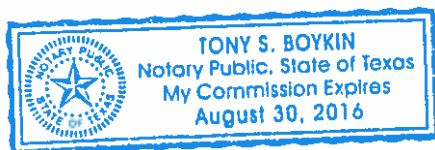
STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on February 5, 2015 by Tim Franklin.



NOTARY PUBLIC, STATE OF TEXAS



* * * F I E L D N O T E S * * *

STATE OF TEXAS

FOR: LAKE HALBERT LAND CO.
CENTERVILLE, TEXAS
PROJECT NO. 01069

COUNTY OF NAVARRO

IT IS THE INTENT OF THESE FIELD NOTES TO DESCRIBE all that certain lot, tract or parcel of land being 10.55 acres in the W. R. Bowen Surveys A-69 and A-57, in Navarro County, Texas and being a part of a 215.06 acre tract deeded from Ronald E. Bennett and Patricia A. Bennett, Trustees to Tim Coffey, Trustee dated September 14, 2001 and recorded in Volume 1541, Page 715 of the Navarro County Official Records in Navarro County, Texas and said 10.55 acre tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a set 1/2 inch rebar for corner in the Southwest margin of county road no. SE 0060 and in the Northeast line of the said 215.06 acre tract and same being the Northeast corner of a 10.57 acre tract, surveyed same date and same being North 77 deg 55' 22" West 914.65 feet from the Northeast corner of the said 215.06 acre tract;

THENCE South 77 deg 55' 22" East with the Southwest margin of said road and with the Northeast line of the said 215.06 acre tract a distance of 397.37 feet to a set 1/2 inch rebar for corner in the said line and same being the Northwest corner of a 10.50 acre tract, surveyed same date;

THENCE South 12 deg 04' 38" West with the West line of the said 10.50 acre tract a distance of 979.82 feet to a set 1/2 inch rebar for corner in the Northwest line of a 13.61 acre tract, surveyed same date and same being the Southwest corner of the said 10.50 acre tract;

THENCE South 60 deg 25' 57" West with the Northwest line of the said 13.61 acre tract a distance of 531.75 feet to a set 1/2 inch rebar for corner in the said line and same being the Southeast corner of the said 10.57 acre tract;

THENCE North 12 deg 04' 38" East with the East line of the said 10.57 acre tract, a distance of 1,333.18 feet to the PLACE OF BEGINNING.

Contains 10.55 acres of land.

Bearings are referenced to the easternmost Northeast line of a called 178.432 acre tract recorded in Volume 1466, Page 578 of the Navarro County Official Records.

I, Richard J. Reed, Registered Professional Land Surveyor, do hereby declare that the above field notes are from an on the ground survey and are true and correct and that all work connected therewith was done under my supervision.

Date

6-29-06



Richard J. Reed
Registered Professional Land Surveyor
State of Texas No. 1593

EXHIBIT A