

2015-58

**NOTICE OF TRUSTEE'S SALE**

**FILED FOR RECORD**  
AT 11:45 O'CLOCK a. M.

**DATE:** March 25, 2015

APR 13 2015

**DEED OF TRUST**

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY [Signature] DEPUTY

**Date:** August 10, 2014

**Grantor:** Pedro Avalos  
705 Oak St.  
Garland, TX 75040

**Beneficiary:** Wortham Land Company, LLC  
P.O. Box 190  
Buffalo, TX 75831

**Substitute Trustee:** Deborah L. Lemons

**Recording Information:** Instrument No. 00005800 of the Official Public Records of  
Navarro County, Texas.

**Property:** *10.21 acres of land in the JACOB ALL BRACHET SURVEY, A-38,  
Navarro County, Texas, called Tract 14 of the Wortham Land Company, an unrecorded  
subdivision in Navarro County, Texas, and more fully described by metes and bounds in the  
aforementioned deed of trust.*

**Note**

**Date:** August 10, 2014

**Amount:** \$36,000.00

**Debtor:** Pedro Avalos

**Holder:** Wortham Land Company, LLC

**DATE OF SALE OF PROPERTY:** May 5, 2015

**EARLIEST TIME OF SALE OF PROPERTY:** 10:00 AM

**LOCATION OF SALE:** Corsicana, Texas, at the Navarro County Courthouse Annex, The  
Navarro Center, 800 North Main, East Entrance as 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.

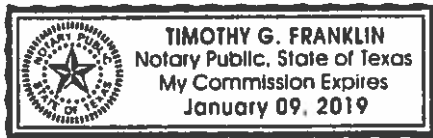
[Signature]  
DEBORAH L. LEMONS

(ACKNOWLEDGMENT)

STATE OF TEXAS           §

COUNTY OF LEON         §

This instrument was acknowledged before me on March 25, 2015 by Deborah L. Lemons.



  
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NOTARY PUBLIC, STATE OF TEXAS