

NOTICE OF TRUSTEE'S SALE

DATE: May 8, 2015

2015-75
FILED FOR RECORD
AT 11:15 O'CLOCK a M.

DEED OF TRUST

MAY 11 2015

Date: May 10, 2013

Grantor: Wanda C. Richardson
712 Bora Bora Court
Tool, TX 75143

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY (Signature) DEPUTY

Beneficiary: Cherokee Land and Timber Company, a Wyoming corporation
PO Box 423
Centerville, TX 75833

Substitute Trustee: Deborah L. Lemons
PO Box 423
Centerville, TX 75833

Recording Information: Doc. No. 00005469, Official Public Records, Navarro County, Texas.

Property: *Tr. 2 of Navarro Heights, being 20.08 acres of land in the John Hunter Survey, A-383 & the John H. Hynote Survey, A-385 in Navarro County, Texas as more fully described by metes and bounds in Exhibit "A" attached hereto.*

Note

Date: May 10, 2013

Amount: \$14,269.20

Debtor: Wanda C. Richardson

Holder: Cherokee Land and Timber Company, a Wyoming corporation

DATE OF SALE OF PROPERTY: June 2, 2015

EARLIEST TIME OF SALE OF PROPERTY: 11:00 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.

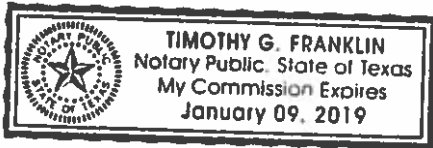

DEBORAH L. LEMONS

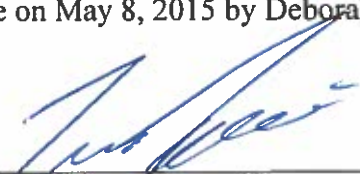
(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on May 8, 2015 by Deborah L. Lemons.





NOTARY PUBLIC, STATE OF TEXAS

TRACT 2

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

STATE OF TEXAS

FOR: NAVARRO HEIGHTS
CENTERVILLE, TEXAS
PROJECT NO. 96103

COUNTY OF NAVARRO

IT IS THE INTENT OF THESE FIELD NOTES TO DESCRIBE all that certain lot, tract or parcel of land being 20.08 acres of which 0.64 acres being in county Road no. NE 3170 in the John Hunter Survey A-383 and John H. Hynote Survey A-385 in Navarro County, Texas and being a part of a 436.00 acre tract deeded from Eugene R. Lewis, et al to W. R. Coffey, Trustee dated October 11, 1996 and recorded in Volume 1355, Page 60 of the Navarro County Official Records in Navarro County, Texas and said 20.08 acre tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a set iron pin for corner in the center of county road no. NE 3170 and in the Northwest line of an 82.75 acre tract recorded in Volume 1242, Page 638 of the Navarro County Official Records and in the Southeast line of the said 436.00 acre tract and same being the East corner of a 10.25 acre tract, surveyed same date and same being North 65 deg 05' 29" East 935.88 feet from the South corner of the said 436.00 acre tract;

THENCE North 24 deg 54' 31" West with the Northeast line of the said 10.25 acre tract a distance of 847.48 feet to a set iron pin for corner in a creek and in a West line of the said 436.00 acre tract and in a East line of a 59.431 acre tract recorded in Volume 825, Page 247 of the Navarro County Deed Records and same being the North corner of the said 10.25 acre tract;

THENCE in a Northeasterly direction generally with the meanders of a creek and with the East line of the said 59.431 acre tract and with a West line of the said 436.00 acre tract, as follows:

North 44 deg 56' 32" East a distance of 159.11 feet, set iron pin,

North 21 deg 07' 24" East a distance of 410.64 feet, set iron pin, and

North 32 deg 57' 30" East a distance of 228.93 feet to a set iron pin for corner in said creek and said line and same being a Southwest corner of a 17.94 acre tract, surveyed same date;

THENCE South 37 deg 44' 03" East with the Southwest line of the said 17.94 acre tract a distance of 1,329.44 feet to a set iron pin for corner in the center of county road no. NE 3170 and in the Northwest line of a 207.26 acre tract recorded in Volume 844, Page 490 of the Navarro County Official Records and in the Southeast line of said 436.00 acre tract and same being the South corner of the said 17.94 acre tract;

THENCE in a Southwesterly direction generally with the said county road and with the Northwest line of the said 207.26 acre tract and said 82.75 acre tract and with the Southeast line of the said 436.00 acre tract, South 62 deg 07' 57" West a distance of 255.87 feet, set iron pin and South 65 deg 05' 29" West a distance of 678.15 feet to the PLACE OF BEGINNING.

Contains 20.08 acres of land of which 0.64 acres being in county road no. NE 3170.

Bearings are referenced to the easternmost Northwest line of a called 335.526 acre tract recorded in Volume 981, Page 339 of the Navarro County Deed 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.

3-5-02
Date



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

EXHIBIT A