

**NOTICE OF ACCELERATION AND NOTICE OF SUBSTITUTE TRUSTEE'S
SALE**

DEED OF TRUST:

Date: January 31st, 1997
 Grantor: Sue Harten
 Trustee: James E. Cummins
 Beneficiary: John J. Garner, Jr. and wife Peggy A. Garner / Later Assigned to
 The Frank's Children's Trust
 County Where Property is Located: Navarro County, Texas
 Recording Information: Document No. 00833 Volume 1363 Page 271 of the
 Official Public Records of Navarro County, Texas

NOTE:

Date: January 31st, 1997
 Amount: \$19,950.00
 Debtor: Sue Harten
 Holder: The Frank's Children's Trust

PROPERTY: See attached Exhibit "A".

SALE INFORMATION:

Substitute Trustee: Trish Moore OR David Adkins
 OR BD Adkins
 Date of Sale: July 7th, 2015
 Time of Sale: 1:00 p. m. or within three hours thereafter

2015-87
 2015 JUN - 1 2 12:15
 FILED
 SHERIFF DOWD
 COUNTY CLERK
 NAVARRO COUNTY, TEXAS
 2015-87

PLACE OF SALE: In Corsicana, Navarro County, Texas, in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, then the sale will be conducted at the Main Entrance of the Navarro County Courthouse, in Corsicana, Texas, and the terms of the proposed sale will be for cash to the highest bidder.

WHEREAS, the above named Grantor ("Grantor") previously conveyed the above described property ("Property") in trust to secure payment of the promissory note ("Note") set forth in the above described Deed of Trust ("Deed of Trust"); and

WHEREAS, the above named Holder ("Holder"), who is now the Beneficiary of the Deed of Trust, by assignment duly filed, is the legal owner and holder of the Note;

WHEREAS, the Holder declared a default in the payment of the installments required by the Note and Deed of Trust;

WHEREAS, it has been reported that such default has not been cured;

WHEREAS, the Holder accelerated the maturity date of the Note and declared all

sums secured by such Deed of Trust to be immediately due and payable;

WHEREAS, the Holder removed the Trustee originally named in the Deed of Trust and any previously appointed Substitute Trustee and appointed and requests the above named Substitute Trustees to sell the Property to satisfy the indebtedness; and,

WHEREAS, the undersigned has been requested to provide these notices on behalf of the Holder;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the forgoing matters and that:

1. Holder has accelerated the maturity of the Note and declared all sums secured by the Deed of Trust to be immediately due and payable.
2. Substitute Trustee will sell the Property on the date, at the place and no earlier than the time set forth above in the sale information section of this notice. The sale will begin within three hours after that time.
3. The property will be sold to the highest bidder for cash.
4. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing to record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
5. No warranties shall be conveyed by Substitute Trustee save and except the Grantor's warranties specially authorized by the Grantor in the Deed of Trust.

Trish Moore, Substitute Trustee

EXHIBIT "A"

All that certain lot, tract or parcel of land, being 13.724 acres, situated in the Benjamin Bragg Survey, Abstract No. 92, Navarro County, Texas, and being the same land described in deed from David E. Roberts et ux to John J. Garner, dated February 29, 1988, recorded in Volume 1145, Page 209, Deed Records of Navarro County, Texas, and being described as follows:

BEGINNING at an iron stake at fence corner, the Southwest corner of aforesaid tract, the iron stake in place;

THENCE N 30 deg. W 398 feet with fence to an iron stake in place at corner;

THENCE N 61 deg. 17' 40" E 1182.9 feet with fence to an iron stake in place at corner;

THENCE S 71 deg. 45' 20" E 276.74 feet with fence to an iron stake in place at corner;

THENCE N 63 deg. 58' E 471 feet with fence to an iron stake in place at corner on West line of Farm Road No. 1839;

THENCE S 30 deg. E 150 feet with fence along West line of Farm Road No. 1839 to an iron stake in place at corner;

THENCE S 60 deg. 48' W 1837 feet with fence to the **PLACE OF BEGINNING**, containing 13.724 acres of land.