

2015-117
FILED FOR RECORD
AT 9 O'CLOCK A.M.

NOTICE OF TRUSTEE'S SALE

JUL 16 2015

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY _____ DEPUTY

Date: July 16, 2015

Trustee: W. D. Ralston, Jr.

Lender/Holder: GC Moran Investments, L.L.C.

Note: Promissory Note, dated May 30, 2014, in the original principal sum of \$50,000.00, executed by Leonor Robles-Villanueva and Rene Monge-Arenas, and payable to the order of GC Moran Investments, L.L.C.

Deed of Trust

Date: May 30, 2014

Grantor: Leonor Robles-Villanueva and Rene Monge-Arenas

Lender: GC Moran Investments, L.L.C.

Recording Information: Instrument No. 2014-3908, Official Records of Navarro County, Texas.

Property: All that certain lot, tract or parcel of land situated in the City of Corsicana, Navarro County, Texas, and being called Lot No. 26A, Block 612, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all necessary purposes.

County: Navarro

Date of Sale of Property (first Tuesday of month): September 1, 2015.

Time of Sale: 10:00 a.m.

Place of Sale: The East entrance of the Navarro Center, 800 North Main Street, Corsicana, Navarro County, Texas.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

W. D. Ralston, Jr. is Trustee under the Deed of Trust. Lender/Holder has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "AS IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.


W. D. Ralston, Jr., Trustee

EXHIBIT "A"

All that certain lot, tract, or parcel of land situated in the City of Corsicana, Navarro County, Texas, and being part of Lot 26, Block 612, Highland Place Addition, shown of record in Volume 505, Page 121, Deed Records of Navarro County, Texas and being the same tract described by deed recorded in Volume 1388, Page 88 of said records, also being known as Lot Lot 26A, Block 612 by the Navarro Central Appraisal District. Said tract or parcel of land being more fully described by metes and bounds as follows.

BEGINNING on a found 3/4" iron pipe for the southwest corner of the above mentioned Lot 26 and this tract located on the north line of W. 8th Avenue, said point being the southeast corner of Lot 27 recorded in Volume 1165, Page 248;

THENCE with the west line of Lot 26 N28°40'21"W 143.98 feet to a found 3/4" iron pipe for the northwest corner of this tract;

THENCE N49°46'58"E 72.42 feet to a found 3/4" iron pipe for the northeast corner of this tract and the northwest corner of Lot 26B recorded in Volume 1751, Page 719;

THENCE with the west line of Lot 26B S28°15'00"E 150.96 feet to a found 3/4" iron pipe for the southeast corner of this tract located on said north line of W. 8th Avenue;

THENCE with said north line S55°10'58"W 70.24 feet to the place of beginning and containing 0.24 acres of land.