

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: August 11, 2015

Deed of Trust:

Date: May 17, 2004

Grantor: Jimmy Keele and wife, Traci Keele

Grantor's County: Navarro

Beneficiary: Powell State Bank

Trustee: Paul A. Sloan

Substitute Trustee: Frank B. Murchison

Substitute Trustee's Address: P. O. Box 2006, Corsicana, Navarro County, Texas 75151

Recording Information: Vol. 1694, Page 867, Official Public Records of Navarro County, Texas

Property: PART ONE: All that certain lot, tract or parcel of land a part of Block 42, in the Town of Kerens, Navarro County, Texas, and being more fully described on Exhibit "A" attached hereto and incorporated herein.

PART TWO: All fixtures, supplies, building materials, and other goods of every nature now or hereafter located, used, or intended to be located or used on the Property; All plans and specifications for development of or construction of improvements on the Property; All contracts and subcontracts relating to the construction of improvements on the Property; All accounts, contract rights, instruments, documents, general intangibles, and chattel paper arising from or by virtue of any transactions relating to the Property; All permits, licenses, franchises, certificates, and other rights and privileges obtained in connection with the Property; All proceeds payable or to be payable under each policy of insurance relating to the Property; All products and proceeds of the foregoing.

Note:

Date: May 17, 2004

Amount: \$200,000.00

Debtor: Jimmy Keele and wife, Traci Keele

Holder: Powell State Bank

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

Earliest Time of Sale of Property: 10:00 o'clock a.m.

Place of Sale of Property (including county): Navarro Center (Temporary Courthouse), 800 N. Main Street, east entrance, Corsicana, Navarro County, Texas.

2015-123
FILED FOR RECORD
AT 8/14 **O'CLOCK** A.M.

AUG 11 2015
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY *Kia* **DEPUTY**

Because of default in performance of the obligations of the Deed of Trust, Substitute 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.



FRANK B. MURCHISON, Substitute Trustee

EXHIBIT "A"

All that certain lot, tract, or parcel of land, being part of Lots 3 and 4 and all of Lots 5 and 6, and part of an alley all being located in Block 42, in Kerens, Texas, according to the plat recorded in Volume 48 Page 151, in the Deed Records of Navarro County, Texas. Said tract is more fully described as follows;

Beginning at a $\frac{1}{2}$ " rod set for the southwest corner of this tract and Lot 5, and said block, and in the intersection of the north line of North First Street and the east line of Wright Avenue;

Thence north 09 degrees 00 minutes 00 seconds west along the east line of Wright Avenue a distance of 390.00 feet to a $\frac{1}{2}$ " rod set for the northwest corner of this tract and in the intersection of the east line of Wright Avenue and the south line of Texas State Highway 31, (called North Second Street as per plat of Kerens);

Thence north 81 degrees 00 minutes 00 seconds east along the south line of Texas State Highway 31 a distance of 100.00 feet to a $\frac{1}{2}$ " rod set for corner;

Thence south 09 degrees 00 minutes 00 seconds east a distance of 130.00 feet to a $\frac{1}{2}$ " rod set for corner, and in the south line of Lot 3, and in the north line of a 20 feet alley as shown on the plat of Kerens;

Thence north 81 degrees 00 minutes 00 seconds east a distance of 50.00 feet to a $\frac{1}{2}$ " rod set for corner, and being the southeast corner of Lot 3 and the southwest corner of Lot 2;

Thence south 09 degrees 00 minutes 00 seconds east a distance of 260.00 feet to a $\frac{1}{2}$ " rod set for corner, in the southeast corner of Lot 4 and the southwest corner of lot 7, and in the north line of North First Street;

Thence south 81 degrees 00 minutes 00 seconds west a distance of 150.00 feet to the place of beginning.