

2015-133
FILED FOR RECORD
AT 11:35 O'CLOCK A M.

SEP 02 2015

NOTICE OF TRUSTEE'S SALE

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY 01 DEPUTY

WHEREAS, on the 9th day of February, 2001, Alphonso Camacho and Ruth Maldonado executed a Deed of Trust, conveying to James E. Cummins, Trustee, the real estate hereinafter described, to secure Billy E. Bates and Beverly A. Bates, in the payment of a debt therein described, said Deed of Trust being recorded in the Records of Navarro County, Texas; and

WHEREAS, Default has occurred in the payment of said indebtedness; and

WHEREAS, the equitable owner and holder of said Note and indebtedness has, pursuant to the terms and provisions contained in the aforementioned Deed of Trust, made legal and timely demand upon the Trustee to sell the real property described herein below and apply the proceeds of such sale upon consummation as provided thereunder in the said Deed of Trust; and

WHEREAS, By Notice pursuant to Texas Property Code Section 51.02 (d), the said Trustee, gave each of the said debtors, by individually addressed certified mail, return receipt requested, on July 22, 2015. Both of the said debtors acknowledged receipt of the notices on July 27, 2015 by return of the receipts. No tender of the amounts required to bring their indebtedness current, as set out in the said Notice, has been received from the debtors as of the date of this notice.

NOW, THEREFORE, PREMISES CONSIDERED, NOTICE IS HEREBY GIVEN, pursuant to the authority conferred upon me by the said Deed of Trust, that on Tuesday, the 6th day of October, 2015, between ten o'clock a.m. and four o'clock p.m., I will sell said real estate at the door of the County Court House in Corsicana, Navarro County, Texas, in the area designated by the Commissioners Court for such sales, to the highest bidder for cash.

The said Real Estate is described as follows:

All that certain lot, tract or parcel of land situated in the City of Corsicana, Navarro County, Texas, being Lot No. 21 in Block 481 according to the official map of the City of Corsicana, Navarro County, Texas.

The said sale will not begin prior to 11:00 a.m. on October 6, 2015, on and upon receipt of the amount of such highest bid in cash, I, in my capacity as trustee, will make due conveyance of the above-described property to the purchaser or purchaser

NOTICE:

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on 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.

This said Notice is being mailed to Ruth Maldonado by Certified Mail, Return Receipt Requested, No. 7013-2630-0001-2959-7629 and to Alphonso Camacho by Certified Mail, Return Receipt Requested No. 7011-1570-0002-8880-4648.

WITNESS MY HAND this 1st day of September, 2015.



JAMES E. CUMMINS, Trustee

PREPARED IN THE LAW OFFICE OF:

James. E Cummins
1509 North Business 45
Corsicana, Texas 75110
Tel. (903) 872-6671

Batescomacho#2