

2015-141

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
AT 11:30 O'CLOCK P M.
BY _____

Ms. San Juanita Soto
10836 NW CR 1250
Corsicana, TX 75110

SEP 24 2015

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
DEPUTY

WHEREAS, March 1, 2013, SAN JUANITA ESPERANZA SOTO, executed a Deed of Trust conveying to **APRIL ANDERSON**, Substitute Trustee, the real estate hereinafter described, to secure **JDET INVESTMENTS, L.P.**, in the payment of a debt therein described, said Deed of Trust being recorded under Document Number 00006820, in the **DEED OF TRUST** Records of Navarro County, Texas; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property at public auction and apply proceeds pursuant to the terms of the Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 10th day of November, 2015 the foreclosure sale will be conducted in NAVARRO County 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, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 12:00 p.m. o'clock and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as follows: In the County of NAVARRO, State of Texas:

SEE EXHIBIT "A" ATTACHED AND MADE PART OF

Signed this 21st day of September 2015.



APRIL ANDERSON, Substitute Trustee

EXHIBIT "A"

FIELD NOTE

20.01 ACRES OF LAND
PART OF THE TUPELO LAND CO. TRACT

R. RAY SURVEY
ABSTRACT NO. 679

NAVARRO COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the R. Ray Survey Abstract No. 679, and being part of a called 81.26 acre tract of land as described in Deed to Tupelo Land Company, recorded as Doc. No. 2007 2826 of the Deed Records of Navarro County, Texas. Said lot tract or parcel of land being more particularly described as follows:

BEGINNING at a 1/2" Iron rod found in the approximate centerline of NW CR 1250, the southerly corner of a called 20.61 acre tract of land described in Deed to Octaviano S. Perez and spouse, Rosa Perez, recorded as Doc. NO. 2007 7758 of the Deed Records of Navarro County, Texas, the intersection of the Southwesterly line of the said Tupelo Land Co. tract with the centerline of said County Road and in the Northeasterly line of a called 40.40 acre tract of land as described in Deed to James R. Odom Family Trust, recorded in Volume 1584, Page 534 of the Deed Records of Navarro County, Texas;

THENCE, N 02 deg. 33' 47" E along the approximate centerline of said County Road and with the Easterly line of the said Perez tract 246.74 feet to a rail road spike found for the Northwesterly corner of this tract:

THENCE, S 83 deg. 27' 52" E through the said Tupelo Land Company tract 1802.21 feet to a 1/2" iron rod found at the Easterly corner of said Tupelo Land Tract and the Southerly corner of a called 28.02 acre tract of land as described in Deed to Charlie V. Jones recorded in Volume 1544, Page 757 of the Deed Records of Navarro County, Texas:

THENCE, S 61 deg. 20' 31" W along the common line of the said Tupelo Land Co. tract and a called 12.80 acre tract of land as described in Deed to Charlie V. Jones, recorded in Volume 1544, Page 757 of the Deed Records of Navarro County, Texas, 1570.41 feet to a 1/2" iron rod found at the Southerly corner of the said Tupelo Land Co. Tract, the Northwesterly corner fo the said Jones tract and the Southeasterly corner of the said Odom tract:

THENCE, N 30 deg. 45' 09" W along the common line of the said Tupelo Land Co. tract and the said Odom tract, 828.23 feet to the POINT OF BEGINNING and CONTAINING 20.01 ACRES OF LAND MORE OR LESS.

BASIS OF BEARINGS: per Doc. No. 2007 2826