

Notice of Trustee's Sale

2015-161
FILED FOR RECORD
AT 10:55 O'CLOCK A M.

Date: November 16, 2015

NOV 18 2015

Contract for Deed

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY W. D. Dowd DEPUTY

Date: November 21, 2011

Seller: Gina McGraw

Buyer: Bobby Melton and spouse, Christina Melton

Property: Being all that certain lot, tract or parcel of land located in the Sarah Carter Survey, Abstract No. 184, City of Blooming Grove, Navarro County, Texas, and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

Recording information: Residential Contract for Deed filed as Document Number 00008279 in the Official Public Records of Navarro County, Texas

Trustee: Kim R. Thorne

Date of Sale (first Tuesday of month): January 5, 2016

Time of Sale: 12:00 p.m.

Place of Sale: East Entrance of the Navarro Center, 800 N. Main St, Corsicana, Texas

Default has occurred in the Contract for Deed. Buyer has failed to cure the default after notice, and the period to cure has expired. Seller, the owner and holder of the Contract for Deed, has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Contract for Deed. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.

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.


Kim R. Thorne

EXHIBIT "A"

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FIELD NOTES

0.69 OF AN ACRE

SARAH CARTER SURVEY

THE FORRESTER TRACT

ABSTRACT NO. 184

CITY OF BLOOMING GROVE NAVARRO COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the Sarah Carter Survey, Abstract No. 184, City of Blooming Grove, Navarro County, Texas and being the same tract of land described in Deed from Sharon K. Moore to Earl G. Forrester, II and wife, Sammie Forrester recorded in Volume 1576, Page 443 of the Official Public Records of Navarro County, Texas (OPRNCT). Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a $\frac{1}{2}$ " iron rod found with cap, in the southwest line of Fordyce Street, at the east corner of this tract and being the north corner of the Randy & Lisa Hollifield 0.272 acre tract of land described in Deed recorded in Volume 1606, Page 450 of the OPRNCT;

THENCE, S $42^{\circ} 55' 03''$ W, 121.96 feet along the common line of this tract and the Hollifield tract to a $\frac{1}{2}$ " iron rod found at the west corner of the Hollifield tract, same being the north corner of the Ricky and Diane McGraw 0.10 acre tract of land described in Deed recorded in Volume 1296, Page 282 of the Deed Records of Navarro County, Texas (DRNCT);

THENCE, S $42^{\circ} 17' 49''$ W, continuing along the common line of this tract and the McGraw tract and also with the Thomas Edward Oliphant 0.101 acre tract of land described in Deed recorded in Volume 1225, Page 209 of the DRNCT, passing a $\frac{1}{4}$ " iron pipe found at 120.40 feet and continuing a total distance of 132.04 feet to a point in the center of an alley way for the south corner of this tract;

THENCE, N $47^{\circ} 39' 22''$ W, 118.87 feet along the center of said alley way to a point for the west corner of this tract, same being the south corner of the Don Reed 0.999 acre tract of land described in Deed recorded in Volume 1072, Page 785 of the DRNCT;

THENCE, N $43^{\circ} 00' 00''$ E (REFERENCE BEARING), along the common line of this tract and the Reed tract passing a $\frac{1}{4}$ " iron pipe found at 11.65 feet and continuing a total distance of 235.54 feet to a $\frac{5}{8}$ " iron rod set at the north corner of this tract in the southwest line of Fordyce Street;

THENCE, S $46^{\circ} 54' 18''$ E, 117.06 feet along the southwest line of Fordyce Street to the POINT OF BEGINNING and CONTAINING 0.69 OF AN ACRE OF LAND MORE OR LESS.

*BASIS OF BEARINGS: RECORDED DEED VOLUME 1576, PAGE 443 OF THE OPRNCT.