

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: December 8th, 2015

2015 165

Deed of Trust:

Date: September 26, 2013

FILED FOR RECORD
AT 10 O'CLOCK A M.

Grantor: William Travis Arnett

DEC 08 2015

Grantor's County: Navarro

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

Beneficiary: Powell State Bank

Trustee: Paul A. Sloan

Substitute Trustee: A. L. Atkeisson

Substitute Trustee's Address: P. O. Box 205, Powell, Navarro County, Texas 75153

Recording Information: Document No. 8198, filed September 30, 2013, Official Public Records of Navarro County, Texas

Property: All those certain lots, tracts or parcels of land situated in Navarro County, Texas, being further described on Exhibit "A" and Exhibit "B", attached hereto and incorporated herein.

Note:

Date: September 26, 2013

Amount: \$48,000.00

Debtor: William Travis Arnett

Holder: Powell State Bank

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

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.

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.


A. L. ATKEISSON, Substitute Trustee

EXHIBIT "A"

4.066 ACRES
NAVARRO COUNTY, TEXAS

J. D. MATTHEWS SURVEY A-537
W. MEADOR SURVEY A-563

All that certain lot, tract, or parcel of land, being 4.066 acres and part of the tract conveyed in the deed from Orvil Capehart and wife, Thelma Capehart, to Walter L. Arnett and wife, Diane Arnett, dated June 14, 1982, and recorded in Volume 984 Page 751, in the Official Public Records of Navarro County, Texas, and this tract includes Lots 1 thru 8 and an alley, being Block 15, in the City of Navarro, Texas, as per the plat recorded in Volume 6 Page 368, in the Plat Records of Navarro County, Texas. Said 4.066 acres are more fully described as follows:

Beginning at a $\frac{1}{2}$ " rod set for the southwest corner of this tract and Lot 1, Block 15, and in the intersection of the north line of Autrey Street and the east line of Harvard Street;

Thence north 19 degrees 52 minutes 00 seconds west along the east line of Harvard Street, and along southwest line of this tract and Block 15, and passing the northeast corner of Harvard Street, and the northwest corner of Lot 4, and the northwest line of the City Limits of Navarro, Texas, and continuing for a total distance of 371.86 feet to a $\frac{1}{2}$ " rod set for a northwest corner of this tract and in the common line between the Matthews Survey and the Meador Survey;

Thence north 71 degrees 09 minutes 55 seconds east generally along a fence and a north line of this tract, a distance of 267.09 feet to a $\frac{1}{2}$ " rod set for corner;

Thence north 22 degrees 11 minutes 53 seconds west generally along a fence and a west line of this tract, a distance of 156.09 feet to a $\frac{1}{2}$ " rod set at a fence corner;

Thence north 67 degrees 03 minutes 36 seconds east generally along a fence and a north line of this tract, a distance of 301.18 feet to a $\frac{1}{2}$ " rod set at a fence corner;

Thence south 19 degrees 22 minutes 01 seconds east generally along a fence and an east line of this tract, a distance of 272.73 feet to a $\frac{1}{2}$ " rod set at a fence corner and in the northwest line of the City Limits of Navarro;

Thence south 59 degrees 43 minutes 10 seconds west a distance of 253.25 feet along the City Limits of Navarro, a distance of 252.25 feet to a $\frac{1}{2}$ " rod set and being the northeast corner of Lot 5 and Block 15 and the northwest corner of Boyd Street;

Thence south 19 degrees 52 minutes 00 seconds east along an east line of this tract and Block 15 and the west line of Boyd Street, a distance of 86.71 feet to a $\frac{1}{2}$ " rod set for corner, in a fence;

Thence south 68 degrees 30 minutes 08 seconds west generally along a fence a distance of 127.94 feet to a $\frac{1}{2}$ " rod set at a fence corner;

Thence south 19 degrees 52 minutes 00 seconds east along an east line of this tract, a distance of 130.32 feet to a $\frac{1}{2}$ " rod set for corner, and in the south line of Lot 8 and Block 15 and in the north line of Autrey Street;

Thence south 70 degrees 08 minutes 00 seconds west along a south line of this tract and Block 15 and the north line of Autrey Street, a distance of 183.23 feet to the place of beginning and containing 4.066 acres of land.

EXHIBIT B

0.126 ACRE
PART OF BOYD STREET
NAVARRO, TEXAS

All that certain lot, tract, or parcel of land being 0.126 acre, and being part of Boyd Street, as per plat of the Town of Navarro recorded in Volume 6 Page 368, in the Plat Records of Navarro County, Texas, and being situated in the J. D. Matthews Survey, Abstract No. 537, in Navarro County, Texas. Said 0.126 acre is more fully described as follows;

Beginning at a 1/2" rod previously set in the west corner of Boyd Street, and in the north corner of Lot 5 in Block 15, being a corner of tract conveyed in a deed to Walter T. Arnett and wife, Diane Arnett, recorded in Volume 984 Page 751, and also being a corner of a 4.066 acre tract previously surveyed out of the Arnett tract;

Thence north 59 degrees 43 minutes 10 seconds east along the northwest line of Boyd Street and southeast line of the Arnett tract, and the 4.066 acres tract, a distance of 61.01 feet to a 1/2" rod set for the north corner of this tract and being the west corner of Lot 5, in Block 6;

Thence south 19 degrees 52 minutes 00 seconds east along the northeast line of Boyd Street and the southwest line of Lot 5 and Lot 4 and part of Lot 3, a distance of 96.03 feet to a 1/2" rod set for the east corner of this tract and being the north corner of a 0.186 acre tract surveyed out of Boyd Street on this day;

Thence south 68 degrees 30 minutes 08 seconds west along the southeast line of this tract and the northwest line of the 0.186 acre tract a distance of 60.02 feet to a 1/2" rod previously set for a corner of the 4.066 acre tract surveyed out of the Arnett tract, and being in a northeast line of the Arnett tract and in the northeast line of Lot 6 in Block 15;

Thence north 19 degrees 52 minutes 00 seconds west along the southwest line of Boyd tract and the northeast lines of part of Lot 6 and Lot 5, in Block 15, and a northeast line of the Arnett tract and the 4.066 acre tract, a distance of 86.91 feet to the place of beginning and containing 0.126 acre of land.