

2016-6

**NOTICE OF TRUSTEE'S SALE**

**Date:** January 11, 2016

FILED FOR RECORD  
AT 9:40 O'CLOCK A M

JAN 12 2016

**Deed of Trust:**

**Date:** May 31, 2011

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

**Grantor:** Eugene Emahiser and wife, Martha Sue Emahiser

**Grantor's County:** Navarro

**Beneficiary:** C. L. Brown, III

**Trustee:** Monte Cain

**Trustee's Address:** 321 West 7th Avenue, Corsicana, TX 75110

**Recording Information:** Clerk's Document No. 3809, filed on June 1, 2011, Official Public Records of Navarro County, Texas

**Property:** All that certain lot, tract or parcel of land in Navarro County, Texas, and being 2.00 acres in the Moses Meazel Survey, A-571, and being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes.

**Note:**

**Date:** May 31, 2011

**Amount:** \$54,000.00

**Debtor:** Eugene Emahiser and wife, Martha Sue Emahiser

**Holder:** C. L. Brown, III

**Date of Sale of Property (first Tuesday of month):** February 2, 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, 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.

  
MONTE CAIN, Trustee

EXHIBIT "A"

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All of that certain lot, tract, or parcel of land situated in the Moses Meazel Survey, Abstract 571, Navarro County, Texas, being part of a called 1 acre tract described in Volume 676, Page 439, and part of a called 58.625 acre tract described as Third parcel to R.E. Bush recorded in Volume 456, Page 147, Deed Records of Navarro County, Texas. Said tract being more fully described by Metes and Bounds as follows:

**BEGINNING** at a  $\frac{1}{2}$ " iron rod set on the west right-of-way of County Road No. NE 2010 and the west line of the said 58.625 acre tract, for the southeast corner of this tract, a 1" iron pipe found for the most northerly southeast corner of the 58.625 acre tract bears S30°00'00"W 207.7 feet.

**THENCE** S60°00'00"W with the south line of this tract, at 195.79 feet to a  $\frac{1}{2}$ " iron rod set for the southwest corner of this tract;

**THENCE** N30°00'00"W with the west line of this tract, at 445.06 feet to a  $\frac{1}{2}$ " iron rod set for the northwest corner of this tract;

**THENCE** N60°00'00"E with the north line of this tract, at 195.79 feet to a  $\frac{1}{2}$ " iron rod set on the west right-of-way of County Road No. NE2010 for the northeast corner of this tract, also being on the east line of the said 58.625 acre tract;

**THENCE** S30°00'00"E with the west right-of-way of County Road No. NE2010, the east line of the said 58.625 acre tract and the east line of the said 1 acre tract, at 445.06 feet to the place of beginning and containing within this description 2.00 acres of land.