

2016 71
FILED FOR RECORD
AT 3:58 O'CLOCK P.M.
MAY 16 2016

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

1. **Property To Be Sold.** The property to be sold is described as follows:

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY: [Signature] DEPUTY

All that certain lot, tract or parcel of land being one acre, more or less, situated in the James Meredith Survey, A.-512, in Navarro County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all necessary purposes.

2. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: June 7, 2016

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: Navarro County Courthouse, at the following location: Front entrance of the Navarro County Courthouse at 800 N. Main Street, Corsicana, Texas.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Heather Brammer. The Deed of Trust is dated June 27, 2014, and is recorded in Instrument No. 4847 (2014) of the Official Public Records of Navarro County, Texas.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$30,000.00, executed by Heather Brammer, and payable to the order of James Marcum and Judy Marcum; and (2) all modifications, renewals and extensions of the note. James Marcum and Judy Marcum are the current owners and holders of the Obligations and are the beneficiaries under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: May 16, 2016



Barbara S. Moe, Trustee

EXHIBIT A

A tract of land in the James Meredith Survey, A-512, Navarro County, Texas and being a part of the 170 acre tract conveyed by the Travelers Insurance Company to Edmon and Elvin Slater by deed dated November 28, 1936, and recorded in Volume 377, Page 551 of the Deed Records of Navarro County, Texas and being more particularly described as follows, to wit:

BEGINNING at an iron pipe in the South right of way line of State Highway No. 31, said pipe marks the Northwest corner of E.T. Franks 5 acre tract in this survey;

THENCE S 30-13' E with Franks west line; 400 ft. to an iron stake;

THENCE S0-47' W, 113.7 ft. to an iron stake;

THENCE N 30-13' W, 173.4 feet to a stake in the South R.O.W. line of State Highway No. 31;

THENCE N 46-30' E, with said R.O.W. line, 115.8 ft. to the place of beginning, containing one acre of land, more or less, as surveyed September 25, 1978 by Jefferson P. Fringle, Registered Civil Engineer #7898.