

2016-104
FILED FOR RECORD
AT 3:30 O'CLOCK P.M.

AUG 11 2016

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
DEPUTY

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:

All those certain lots, tracts or parcels of land situated in the City of Corsicana, Navarro County, Texas, more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

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

Date: September 6, 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 refiled 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 Jose Guerra and Sandra Leder. The Deed of Trust is dated May 15, 2015, and is recorded in Instrument No. 3444 (2015) 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 \$68,000.00, executed by Jose Guerra and Sandra Leder, and payable to the order of Dale Moe and Barbara Moe; and (2) all modifications, renewals and extensions of the note. Dale Moe and Barbara Moe 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: August 11, 2016



Michael H. Moe, Trustee

EXHIBIT "A"

TRACT ONE:

All that certain lot, tract or parcel of land, a part of Block No. 13 in the John R. Smith Addition to the City of Corsicana, Navarro County, Texas, and being a part of what is known as Tract B in Block 433, according to the Official Map of the said City of Corsicana, which the herein conveyed property is a part, and was surveyed and platted by Mowlam & Deckum, Surveyors, February 15, 1940, and revised by Wm. V. Mowlam on April 20, 1940, into five (5) lots or tracts, designated on the plat as tracts, and as platted and revised, shown and known as B-1, B-2, B-3, B-4 and B-5, as shown by field notes and platted by said Mowlam & Deckum dated February 15, 1940. The property herein conveyed, being a part of Tract B in Block 433 of the City of Corsicana according to the Official Map of said City and more particularly described as follows:

BEGINNING at a point 562 feet S 60 W from the Northeast corner of Block 433 at an iron pipe for corner in the South line of W Collins St. and the Northeast corner of Tract B-3, as shown by said plat by Mowlam & Deckum.

THENCE N 60 E with the South line of W. Collins St. 170 feet to an iron pipe for corner;

THENCE S 30 E 154 feet to an iron pipe on the North bank of Town Branch, said point being in the South line of Block 433 and the North line of the Waring Resubdivision of Block 432;

THENCE S 73 W with the South line of Block 433, 174.7 feet to an iron pipe on the North bank of Town Branch and the Southeast corner of Tract B-3 of Mowlam & Deckum Plat;

THENCE N 30 W with the East line of said Tract B-3 215 feet to the PLACE OF BEGINNING and being the tract of land on which the Blackmon home place now stands; and being Tract B-4 according to said plat by Mowlam and Deckum.

TRACT TWO:

All that certain lot, tract or parcel of land situated in Block No. 433, City of Corsicana, Navarro County, Texas more fully described as follows:

BEGINNING AT A POINT 662 feet S 60 W from the Northeast corner of Block No. 433 at an iron pipe for corner in the South line of West Collin Street and the Northeast corner of Tract B-3;

THENCE N 60 E with the South line of Collin Street 220 feet to the Northwest corner of the Santillana Tract being Tract B-5;

THENCE S 30 E 150 feet along the West line of the Santillana tract to a stake in the North line of Tract B-6;

THENCE S 60 W 25 feet along the North line of Tract B-6 to the Northwest corner of Tract B-6;

THENCE S 40 E 125 feet along the West line of Tract B-6 to the Southwest corner of Tract B-6;

THENCE S 75 E 225 feet along the South line of Tract B-5 to the Southeast corner of Tract B-3;

THENCE N 30 W with the East line of Tract B-3, 215 feet to the Northeast corner of Tract B-3 and the South line of West Collin Street to the POINT OF BEGINNING.

Reference to the Tract B-3, B-5 and B-6 are references to the Navarro County Appraisal District Tax Maps.