

2016-130

FILED FOR RECORD
NOTICE OF SUBSTITUTE TRUSTEE'S SALE AT 12:15 O'CLOCK 8 M.

Date: September 27, 2016

SEP 27 2016

Substitute Trustee: W. D. Ralston, Jr.

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

Lender/Holder: Community National Bank & Trust of Texas

Note: Promissory Note, dated September 18, 2003, in the original principal sum of \$56,950.00, executed by George Andrew Dobbs and Sheralon G. Lindsey, and payable to the order of Corsicana National Bank & Trust.

Deed of Trust

Date: September 18, 2003

Grantor: George Andrew Dobbs and Sheralon G. Lindsey

Lender: Corsicana National Bank & Trust

Recording Information: Volume 1656, Page 223, Official Records of Navarro County, Texas; as extended by Instrument dated August 5, 2014, recorded as Instrument No. 2014-5721, Official Records of Navarro County, Texas.

Property: All that certain lot, tract or parcel of land, being 4.786 acres of land, more or less, situated in the R. R. Goodloe Survey, A.-299, 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.

County: Navarro

Date of Sale of Property (*first Tuesday of month*): November 1, 2016.

Time of Sale: 10:00 a.m.

Place of Sale: The East entrance of the Navarro Center, 800 North Main Street, Corsicana, Navarro County, Texas.

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.

Lender/Holder has appointed W. D. Ralston, Jr. as Substitute Trustee under the Deed of Trust.

Lender/Holder has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "AS IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



W. D. Ralston, Jr., *Substitute Trustee*

EXHIBIT "A"

BEING at tract of land in the R.R. Goodloe Survey, Abstract No. 299, Navarro County, Texas and being part of that certain tract of land conveyed to Sheralon G. Dobbs as evidenced by deed recorded in Volume 1238, Page 619, of the Deed Records of Navarro County, Texas and being more particularly described as follows:

BEGINNING at the apparent south corner of said Dobbs tract, whence a steel T-pest found for the west corner of that certain tract of land conveyed to E.L. Finley, Jr., as evidenced by deed recorded in Volume 893, Page 834, bears North 32°18'45" East a distance of 53.8 feet;

THENCE North 38°00'06" West along the center of Black Oak Road and the southwest line of said Dobbs tract a distance of 536.38 feet, whence a 3/4 inch-iron pipe found for the south corner of that certain tract of land conveyed to Bobby L. Morehead as evidenced by deed recorded in Volume 1283, Page 382, of the Deed Records of Navarro County, Texas, bears North 58°18'38" East a distance of 20.0 feet;

THENCE North 58°18'38" East a distance of 509.78 feet to a 3/4-inch iron pipe found for the east corner of said Morehead tract;

THENCE South 29°18'23" East a distance of 285.82 feet to a 3/4-inch iron rod found for the east corner of said Dobbs tract, the south corner of that certain tract of land conveyed to Ed Williamson and Susan Williamson as evidenced by deed recorded in Volume 1578, Page 291, of the Deed Records of Navarro County, Texas, and northwest corner of that certain tract of land conveyed to E.L. Finley as evidenced by deed recorded in Volume 1360, Page 829, of the Deed Records of Navarro County, Texas;

THENCE South 32°18'45" West a distance of 571.45 feet to the **POINT OF BEGINNING**;

CONTAINING within the metes recited 4.786 acres of land more or less.