

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: December 12, 2016

Deed of Trust:

Date: January 30, 2013

Grantor: Corsicana Water & Adventure Park, LP

Grantor's County: Dallas

Beneficiary: C. L. Brown, III

Trustee: Monte Cain

Substitute Trustee: Frank B. Murchison

Substitute Trustee's Address: 500 West 3rd Avenue, Suite 7, Corsicana, TX 75110

Recording Information: Instrument No. 2013-974, recorded February 1, 2013, Official Public Records of Navarro County, Texas

Property: All that certain lot, tract or parcel of land in Navarro County, Texas, and being 24.33 acres in the Jehu Peoples Survey, A-9, and being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes.

Note:

Date: January 30, 2013

Amount: \$1,280,000.00

Debtor: Corsicana Water & Adventure Park, LP

Holder: C. L. Brown, III

Date of Sale of Property (first Tuesday of month): January 3, 2017

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.


FRANK B. MURCHISON, Substitute Trustee

2016-174
FILED FOR RECORD
AT 3:45 O'CLOCK P M.
DEC 12 2016
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY OT DEPUTY

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in Navarro County, Texas on the Jehu Peoples-Survey, A-9 and being a part of a called 30.12 acre tract conveyed to Barbara Moe and David Martin by W. H. Winters by deed dated January 3, 2005 and recorded in Volume 1732, Page 15 of the Official Public Records of Navarro County, Texas. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found at the South corner of the called 30.12 acre tract, the Northeast margin of U. S. Highway 287 and the West corner of the Magliazzo Addition, Lot 1, Block 1310 recorded in Volume 7, Page 88 of the Navarro County Plat Records;

THENCE NORTH 32 degrees 01 minutes 30 seconds West 47.11 feet to a 1/2" iron rod found at the intersection of the Northeast margin of U. S. Highway 287 and the Southeast margin of Border Street as shown by plat recorded in Volume 8, Page 83 of the Navarro County Plat Records;

THENCE NORTH 59 degrees 41 minutes 00 seconds East 411.48 feet to a 1/4" iron rod found at the East corner of Border Street and the North corner of a road easement and road dedication to be recorded at a later date;

THENCE NORTH 31 degrees 55 minutes 05 seconds West 60.00 feet to a 1/4" iron rod set at the South corner of Lot 14, Block 1310 as shown by plat recorded in Volume 8, Page 103 of the Navarro County Plat Records and in the Northeast margin of Ridgeway Drive (City Ordinance 3383);

THENCE NORTH 58 degrees 04 minutes 58 seconds East 225.00 feet to a 1/4" iron rod set at the East corner of Lot 14, Block 1310;

THENCE NORTH 31 degrees 54 minutes 27 seconds West 125.07 feet to a 1/4" iron rod found at the North corner of Lot 14, Block 1310;

THENCE SOUTH 58 degrees 03 minutes 32 seconds West 224.48 feet to a 1/4" iron rod set at the West corner of Lot 14, Block 1310 and in the Northeast margin of Ridgeway Drive;

THENCE NORTH 32 degrees 01 minutes 43 seconds West 316.34 feet to a 1/2" iron rod found at the intersection of the Northwest line of Denny's Street and the Northeast line of Ridgeway Drive in the Southeast line of Lot 13, Block 1310 as shown by plat recorded in Volume 8, Page 58 of the Navarro County Plat Records;

THENCE around a curve to the left having a central angle of 7 degrees 22 minutes 18 seconds, a radius of 170.00 feet, a distance of 21.87 feet (Long Chord North 39 degrees 26 minutes 02 seconds East 21.86 feet) to a 1/2" iron rod set in the Southeast line of Lot 13, Block 1310;

THENCE NORTH 35 degrees 22 minutes 29 seconds East 190.00 feet to a 1/4" iron rod set at the East corner of Lot 13, Block 1310;

THENCE NORTH 54 degrees 37 minutes 16 seconds West 245.00 feet to a 1/2" iron rod set at the North corner of Lot 13, Block 1310, the Southeast margin of I-45 Access Road and the Northwest line of the called 30.12 acre tract;

THENCE NORTH 35 degrees 17 minutes 07 seconds East, along the Southeast margin of the I-45 Access Road, 707.86 feet to a 60 d nail found at T Post found at the Western North corner of the called 30.12 acre tract;

THENCE SOUTH 51 degrees 05 minutes 03 seconds East 19.26 feet to a 1/2" iron rod set at an ell corner of the 30.12 acre tract;

THENCE NORTH 41 degrees 09 minutes 13 seconds East 25.00 feet to a 1/2" iron rod set at the Eastern North corner of the 30.12 acre tract and in the Southwest margin of the B and R

Railroad right-of-way;

THENCE SOUTH 48 degrees 52 minutes 19 seconds East, along the Southwest margin of railroad, 1385.15 feet to a 1/2" iron rod found at the East corner of the 30.12 acre tract and the North corner of the Managed Mortgage Investment Fund tract recorded in Instrument No. 3771 (2009) of the Official Public Records of Navarro County, Texas;

THENCE SOUTH 65 degrees 51 minutes 19 seconds West 1614.14 feet to the place of beginning and containing 24.33 acres of land.