

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: December 12, 2016

Deed of Trust

Date: June 4, 2014

Grantor: Curtis E. Burke and Audrey Denise Burke

Grantor's County: Navarro

Beneficiary: Community National Bank & Trust of Texas

Substitute Trustee: David W. Wilson, Jr.

Recorded in: Deed of Trust dated June 4, 2014 recorded on June 1, 2014 under Clerk's Document No. 4632, Official Records of Navarro County, Texas.

Property: All that certain lot, tract or parcel of land situated in the City of Corsicana, Navarro County, Texas, and being Lot 4, Block 222, according to the plat of the Mayfair Addition No. 3, recorded in Volume 4, Page 33, Plat Records of Navarro County, Texas

Date of Sale of Property: Tuesday, January 3, 2017 at 10:00 A.M. or within three (3) hours thereafter.

Place of Sale of Property (including county): The area designated for the conduct of foreclosure sales by the County Commissioners Court of Navarro County, Texas.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by 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 (3) hours after that time period.

2016-175

FILED FOR RECORD
AT 4:00 O'CLOCK P M.

DEC 12 2016

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


DAVID W. WILSON, JR.
Substitute Trustee

ACKNOWLEDGMENT

THE STATE OF TEXAS

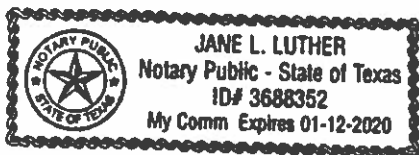
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COUNTY OF NAVARRO

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This instrument was acknowledged before me on the 12th day of December 2016, by David W. Wilson, Jr., Substitute Trustee.



Jane L. Luther
Notary Public, State of Texas

EXHIBIT "A"

All that certain tract or parcel of land containing 5.95 acres, known as Tract 8234, located in Survey 82, Block 341, T.C. Ry. Co., Survey, Brewster County, Texas, described by metes and bounds as follows, to wit:

COMMENCING in the Southwestern most corner of Survey 82, Block 341, T.C. Ry. Co. Survey and proceeding North 88 degrees, 49 minutes, 43 seconds West, 255.45 feet to the POINT OF BEGINNING;

THENCE continuing North 88 degrees, 49 minutes, 43 seconds West a distance of 475.58 feet to a point for corner;

THENCE North 37 degrees, 34 minutes, 07 seconds West a distance of 335.06 feet to a point for corner;

THENCE North 71 degrees, 56 minutes, 20 seconds East a distance of 745.69 feet to a point for corner;

THENCE South 30 degrees, 44 minutes, 42 seconds East a distance of 132.58 feet to a point for corner;

THENCE South 08 degrees, 19 minutes, 00 seconds West a distance of 103.77 feet to a point for corner;

THENCE South 15 degrees, 47 minutes, 20 seconds West a distance 301.22 feet to a point for corner and the POINT OF BEGINNING, herein containing 5.95 acres of land, more or less.