

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: January 11, 2017

2017-1

### Deed of Trust

Date: November 24, 2015

FILED FOR RECORD  
AT 3:50 O'CLOCK P M.

Grantor: Jennifer M. Sanders

JAN 11 2017

Grantor's County: Navarro

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

Beneficiary: Herman Ray Sanders

Substitute Trustee: David W. Wilson, Jr.

Recorded in: Deed of Trust dated November 24, 2015 and recorded on November 25, 2015 under Clerk's Document No. 8237, Official Records of Navarro County, Texas.

Property: See Exhibit "A" attached hereto.

Date of Sale of Property: Tuesday, February 7, 2017 at 10:00 A.M. or within three (3) hours thereafter.

Place of Sale of Property (including county): Navarro County Courthouse, 300 West 3<sup>rd</sup> Avenue, Corsicana, Navarro County, Texas in the area designated for foreclosure sales by the 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.

  
DAVID W. WILSON, JR.  
Substitute Trustee

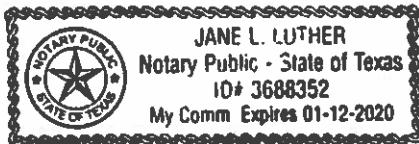
## ACKNOWLEDGMENT

THE STATE OF TEXAS

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COUNTY OF NAVARRO

This instrument was acknowledged before me on the 11<sup>th</sup> day of  
January 2017, by David W. Wilson, Jr., Substitute Trustee.



*Jane L. Luther*  
Notary Public, State of Texas

## EXHIBIT "A"

All that tract or parcel of land, situated in the J. M. Meador Survey, A-567, Navarro County, Texas, a part of a called 3.28 acres described in Warranty Deed, dated August 4, 2004, from Mark Anthony Hill to Herman Ray Sanders, recorded in Volume 1710, Page 77, Official Records of Navarro County, Texas; the parcel herein described being the most westerly one acre thereof, and being described as follows:

BEGINNING at the Northwest corner of this tract and the Northwest corner of the above mentioned 3.28 acre tract, located on the South line of State Highway 22; witness N 85°38'10" E 0.7 feet, a found  $\frac{1}{2}$ " iron rod at fence corner;

THENCE with said South line N 85°38'10" E 129.56 feet to an iron rod for the Northeast corner of this tract;

THENCE S 04°15'09" E 344.53 feet to an iron rod for the Southeast corner of this tract;

THENCE N 87°47'29" W 129.75 feet to a fence corner post, the Southwest corner of this tract and the above mentioned 3.28 acre tract;

THENCE. N 04°21'50" W 329.68 feet to the PLACE OF BEGINNING and containing one acre of land.