

NOTICE OF TRUSTEE'S SALE

DATE: January 9, 2017

DEED OF TRUST

Date: May 4, 2014

Grantor: Terrance C. Rozanek
Aime'e D. Rozanek
14249 Ne CR 3170A
Kerens, TX 75144

Beneficiary: Sandstone Capital, LP
PO Box 423
Centerville, TX 75833

Substitute Trustee: Deborah L. Lemons
PO Box 423
Centerville, TX 75833

Recording Information: Doc.# 00004467, Official Public Records, Navarro County, Texas

Property: *Tr. 17 of Navarro Heights, being 13.67 acres of land in the John Hunter Survey, A-205 in Navarro County, Texas, as more fully described by metes and bounds in Exhibit "A" attached hereto; together with the non-exclusive use of the 60ft road & utility easement located on the plat and attached hereto as Exhibit "B".*

Note

Date: May 4, 2014

Amount: \$38,000.00

Debtor: Terrance C. Rozanek and Aime'e D. Rozanek

Holder: Sandstone Capital, LP

DATE OF SALE OF PROPERTY: February 7, 2017

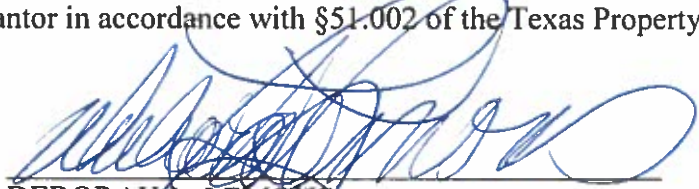
EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.


LOCATION OF SALE: Corsicana, Texas, at the ~~Navarro Center, an Annex of the Navarro County Courthouse, located at 806 North Main, East Entrance,~~ in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, 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.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.


DEBORAH L. LEMONS

2017-6
FILED FOR RECORD
AT 1:40 O'CLOCK P.M.
JAN 13 2017
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY  DEPUTY

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on January 9, 2017 by Deborah L. Lemons.


NOTARY PUBLIC, STATE OF TEXAS



TRACT 17

• • • F I E L D N O T E S • • •

STATE OF TEXAS

FOR: NAVARRO HEIGHTS
CENTERVILLE, TEXAS
PROJECT NO. 96103

COUNTY OF NAVARRO

IT IS THE INTENT OF THESE FIELD NOTES TO DESCRIBE all that certain lot, tract or parcel of land being 13.67 acres of which 0.38 acres being in a 60 foot road easement no. NE 3170-A in the John Hunter Survey A-205 in Navarro County, Texas and being a part of a 436.00 acre tract deeded from Eugene R. Lewis, et al to W. R. Coffey, Trustee dated October 11, 1996 and recorded in Volume 1355, Page 60 of the Navarro County Official Records in Navarro County, Texas and said 13.67 acre tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a set iron pin for corner near a fence and in a Northwest line of the said 436.00 acre tract and in a Southeast line of a 2,503.427 acre tract recorded in Volume 981, Page 339 of the Navarro County Official Records and same being the North corner of an 11.24 acre tract, surveyed same date and same being North 62 deg 08' 46" East 1,285.46 feet and North 62 deg 20' 37" East 423.55 feet from an interior North corner of the said 436.00 acre tract;

THENCE in Northeasterly direction generally with a fence and with a Southeast line of the said 2,503.427 acre tract and a 60 acre tract recorded in Volume 666, Page 197 of the Navarro County Official Records and with a Northwest line of the said 436.00 acre tract, as follows:

North 62 deg 20' 37" East a distance of 723.86 feet, set iron pin,

South 28 deg 55' 43" East distance of 33.62 feet, found iron pin, and

North 64 deg 30' 00" East a distance of 49.21 feet to a set iron pin for corner in the said line and same being the West corner of a 17.09 acre tract, surveyed same date;

THENCE South 13 deg 11' 04" East with the Southwest line of the said 17.09 acre tract a distance of 917.30 feet to a set iron pin for corner in the center of the said road easement No. NE 3170-A and in the Northwest line of a 10.09 acre tract, surveyed same date and same being the South corner of the said 17.09 acre tract;

THENCE in a Southwesterly direction with the center of the said road easement No. NE-3170-A and with the Northwest line of the said 10.09 acre tract, as follows:

South 82 deg 33' 05" West a distance of 154.80 feet, set iron pin,

South 68 deg 17' 36" West a distance of 127.61 feet, set iron pin, and

South 50 deg 23' 11" West a distance of 26.96 feet to a set iron pin for corner in the said line and same being the East corner of a 0.046 acre water well site, surveyed same date;

THENCE North 39 deg 36' 49" West with the Northeast line of the said 0.046 acre tract a distance of 79.40 feet to a set iron pin for corner;

THENCE South 50 deg 23' 11" West with the Northwest line of the said 0.046 acre tract a distance of 25.00 feet to a set iron pin for corner;

THENCE South 39 deg 36' 49" East with the Southwest line of the said 0.046 acre tract a distance of 79.40 feet to a set iron pin for corner in the center of the said road easement and in the Northwest line of the said 10.09 acre tract;

THENCE in a Southwesterly direction with the center of the said road easement no. NE-3170-A and with the Northwest line of the said 10.09 acre tract and a 10.07 acre tract, surveyed same date, South 50 deg 23' 11" West a distance of 148.69 feet, set iron pin, and South 63 deg 56' 11" West a distance of 101.59 feet to a set iron pin for corner in the said line and same being the East corner of the said 11.24 acre tract;

EXHIBIT A

PAGE 2

NAVARRO HEIGHTS
PROJECT NO 96103 TRACT 17

THENCE North 26 deg 03' 49" West with the Northeast line of the said 11.24 acre tract a distance of 892.56 feet to the PLACE OF BEGINNING.

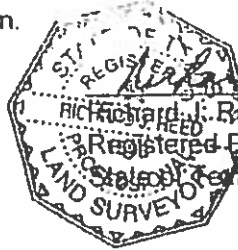
Contains 13.67 acres of land of which 0.38 acres being in a 60 foot road easement no. NE 3170-A

Bearings are referenced to the easternmost Northwest line of a called 335.526 acre tract recorded in Volume 981, Page 339 of the Navarro County Deed Records.

I, Richard J. Reed, Registered Professional Land Surveyor, do hereby declare that the above field notes are from an on the ground survey and are true and correct and that all work connected therewith was done under my supervision.

Date

1-31-06



Richard J. Reed
Registered Professional Land Surveyor
State of Texas No. 1593

EXHIBIT A

60 FOOT ROAD EASEMENT NO. 3170-A

• • • F I E L D N O T E S • • •

STATE OF TEXAS

FOR: NAVARRO HEIGHTS
CENTERVILLE, TEXAS
PROJECT NO. 96103

COUNTY OF NAVARRO

IT IS THE INTENT OF THESE FIELD NOTES TO DESCRIBE the center line of a 60 foot road easement being 30.0 feet on each side in the John H. Hynote Survey A-385 and the John Hunter Survey A-205, in Navarro County, Texas and being a part of a 436.00 acre tract deeded from Eugene R. Lewis, et al to W. R. Coffey, Trustee dated October 11, 1996 and recorded in Volume 1355, Page 60 of the Navarro County Official Records in Navarro County, Texas and said center line being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a set iron pin for corner in the center of county road no. 3170 and in the Southeast line of the said 436.00 acre tract and in the Northwest line of a 207.26 acre tract recorded in Volume 844, Page 490 of the Navarro County Deed Records and same being the Southeast corner of a 10.40 acre tract, surveyed same date and same being the Southwest corner of a 12.61 acre tract, surveyed same date and same being North 65 deg 05' 29" East 1,614.03 feet and North 62 deg 07' 57" East 1,646.97 feet from the Southwest corner of the said 436.00 acre tract;

THENCE in a Northwesterly direction with the Northeast line of the said 10.40 acre tract and with the Southwest line of the said 12.61 acre tract, as follows:

North 14 deg 45' 03" West a distance of 167.59 feet, set iron pin,
North 23 deg 47' 21" West a distance of 225.20 feet, set iron pin, and
North 0 deg 19' 26" West a distance of 71.13 feet to a set iron pin for corner in the said line and same being the Northeast corner of the said 10.40 acre tract and being in the Southeast line of a 12.57 acre tract and same being the Northwest corner of the said 12.61 acre tract.

THENCE in a Northeasterly direction with the Southeast line of the said 12.57 acre tract and with the Northwest line of the said 12.61 acre tract, North 38 deg 05' 51" East a distance of 61.62 feet, set iron pin and North 58 deg 43' 07" East a distance of 350.00 feet to a set iron pin for corner and the point of intersection of this line and the center line of another 60 foot road easement, no 3170-B, and same being the East corner of the said 12.57 acre tract and same being the Southwest corner of a 10.20 acre tract, surveyed same date.

THENCE in a Easterly direction with the North line of the said 12.61 acre tract, a 14.33 acre tract, surveyed same date, a 10.70 acre tract, surveyed same date, a 10.14 acre tract, surveyed same date, a 10.07 acre tract, surveyed same date, a 10.09 acre tract, surveyed same date and an 11.00 acre tract, surveyed same date and with the South line of the said 10.20 acre tract, a 10.42 acre tract, surveyed same date, an 11.10 acre tract, surveyed same date, a 10.60 acre tract, surveyed same date, an 11.24 acre tract, surveyed same date, a 13.67 acre tract, surveyed same date, a 17.09 acre tract surveyed same date, a 16.10 acre tract, surveyed same date and an 11.54 acre tract, surveyed same date, as follows:

North 58 deg 43' 07" East a distance of 363.60 feet, set iron pin,
North 47 deg 33' 09" East a distance of 130.32 feet, set iron pin,
North 33 deg 16' 35" East a distance of 133.42 feet, set iron pin,
North 25 deg 49' 01" East a distance of 183.63 feet, set iron pin,
North 19 deg 29' 08" East a distance of 215.49 feet, set iron pin,
North 34 deg 34' 16" East a distance of 96.59 feet, set iron pin,
North 49 deg 36' 46" East a distance of 294.05 feet, set iron pin,
North 49 deg 36' 46" East a distance of 76.01 feet, set iron pin,
North 53 deg 15' 57" East a distance of 95.37 feet, set iron pin,
North 62 deg 17' 48" East a distance of 322.40 feet, set iron pin,
North 62 deg 17' 48" East a distance of 138.89 feet, set iron pin,
North 65 deg 21' 51" East a distance of 50.00 feet, set iron pin,
North 65 deg 21' 51" East a distance of 315.71 feet, set iron pin,
North 61 deg 05' 12" East a distance of 226.68 feet, set iron pin,
North 63 deg 56' 11" East a distance of 35.70 feet, set iron pin,
North 63 deg 56' 11" East a distance of 301.03 feet, set iron pin,
North 63 deg 56' 11" East a distance of 101.59 feet, set iron pin,
North 50 deg 23' 11" East a distance of 111.42 feet, set iron pin,
North 50 deg 23' 11" East a distance of 37.27 feet, set iron pin,

EXHIBIT B

NAVARRO HEIGHTS
PROJECT NO. 96103
60 FOOT ROAD EASEMENT NO. 3170-A

North 50 deg 23' 11" East a distance of 25.00 feet, set iron pin,
North 50 deg 23' 11" East a distance of 26.96 feet, set iron pin,
North 68 deg 17' 36" East a distance of 127.61 feet, set iron pin,
North 82 deg 33' 05" East a distance of 154.80 feet, set iron pin,
North 82 deg 33' 05" East a distance of 100.42 feet, set iron pin,
North 69 deg 31' 39" East a distance of 117.00 feet, set iron pin
North 69 deg 31' 39" East a distance of 89.02 feet, set iron pin,
North 80 deg 24' 03" East a distance of 97.05 feet, set iron pin,
South 85 deg 46' 24" East a distance of 255.02 feet, set iron pin,
North 89 deg 58' 01" East a distance of 158.02 feet, set iron pin,
South 80 deg 54' 15" East a distance of 91.07 feet, set iron pin,
South 65 deg 31' 29" East a distance of 130.40 feet, set iron pin,
South 56 deg 45' 18" East a distance of 280.99 feet, set iron pin,
South 62 deg 37' 52" East a distance of 53.23 feet, set iron pin, and
South 84 deg 35' 54" East a distance of 47.24 feet to a set iron pin for corner in the said

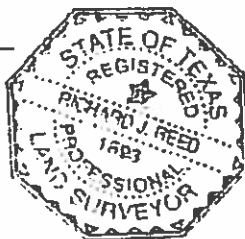
line,

THENCE in a Northeasterly direction parallel to and 29.08 feet Northwest of the Southeast line of the said 436.00 acre tract, said 11.54 acre tract and a 20.02 acre tract, surveyed same date, and the Northwest line of a 317.98 acre tract recorded in Volume 1324, Page 753 of the Navarro County Official Records, North 61 deg 44' 55" East a distance of 587.32 feet and North 63 deg 40' 14" East a distance of 340.19 feet to the Point of Ending in the center of the said road and in a Northeast line of the said 436.00 acre tract and the said 20.02 acre tract and in the Southwest line of a 94.67 acre tract recorded in Volume 573, Page 285 of the Navarro County Deed Records and same being North 31 deg 46' 37" West 29.08 feet from the East corner of the said 436.00 acre tract.

Bearings are referenced to the easternmost Northwest line of a called 335.526 acre tract recorded in Volume 981, Page 339 of the Navarro County Deed Records.

I, Richard J. Reed, Registered Professional Land Surveyor, do hereby declare that the above field notes are from an on the ground survey and are true and correct and that all work connected therewith was done under my supervision.

4-6-99
Date



Richard J. Reed
Richard J. Reed
Registered Professional Land Surveyor
State of Texas No. 1593

EXHIBIT B