

2017-12
FILED FOR RECORD
AT 1:30 O'CLOCK P.M.

FEB 08 2017

NOTICE OF TRUSTEE'S SALE

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

WHEREAS, (buyers) Jose Concepcion Cortes, executed that certain Deed of Trust (with Security Agreement and Assignment of Rents), dated March, 27th, 2007 conveying to Obe Veldman., as Trustee, certain real property described therein to secure the payment of a debt described in said Deed of Trust, said Deed of Trust being recorded in

Document Number 339, of the Real Property Records of Navarro County, Texas; and situated in the James Alston Survey, Abstract No. 34 of Navarro County, Texas.

WHEREAS, Theo Wemaer, is the legal and equitable owner and holder of the indebtedness secured by said Deed of Trust; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7th day of March, 2017 between *10:00 o'clock A.M. and 1:00 o'clock P.M.*, I will sell the Land secured by the Deed of Trust at the door of the County Courthouse designated by the Navarro County Commissioner's Court as the location for such sales in Navarro County, Texas, to the highest bidder for cash. The earliest time the sale will begin is *10:00 A.M.* Pursuant to applicable law; the sale will begin at such time or within three hours thereafter.

The Land is located in the County of Navarro, State of Texas, as more particularly described on **Exhibit A** attached hereto and incorporated herein. At the same time all personal property and fixtures to the extent they are covered by said Deed of Trust and applicable to the Land shall be sold.

WITNESS MY HAND this 8th day of February, 2017.



Obe Veldman, Trustee

Obe Veldman
310 N. 12th Street
Corsicana, TX. 75151-2295
903-875-0050

EXHIBIT A
[Attached]

All that certain lot, tract or parcel of land being 10.00 acres more or less, situated in the James Alston Survey, Abstract No. 34, recorded in Document 339 of the Deed Records of Navarro County Texas.

FIELD NOTES

ZAPATA RANCHETTES
TRACT 1 (10.00 AC.)JAS. ALSTON SURVEY
ABSTRACT 34

NAVARRO COUNTY

All that certain lot, tract, or parcel of land situated in the Jas. Alston Survey Abstract 34, Navarro County, Texas, and being a portion of certain tract of land described by deed recorded in Volume 810, Page 5 of the Deed Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows:

BEGINNING at the southwest corner of this tract and the above mentioned tract located in the center line of County Road #NW0060; Witness: N59° 50' 58"E 17.00 feet, a found 1/2" iron pipe.

THENCE with said center line N28° 58' 37"W 308.51 feet to the northwest corner of this tract; Witness: N59° 50' 58"E 15.00 feet, a set T-Post.

THENCE N59° 50' 58"E 1412.74 feet to a set T-Post for the northeast corner of this tract;

THENCE S28° 53' 02"E 308.53 feet to a set T-Post for the southeast corner of this tract;

THENCE S59° 50' 58"W 1412.24 feet to the place of beginning and containing 10.00 acres of land.

SURVEYOR'S CERTIFICATION

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above shown tract of land represents the results of an on the ground survey made under my direction and supervision and the dimensions shown are true and correct to the best of my knowledge and belief.

WITNESS MY HAND AND SEAL, this the 14th day of March, 1996.



Mark Ferrell
Registered Professional Land Surveyor
Number 4373