

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: February 9, 2017

Deed of Trust:

Date: March 9, 2012

Grantor: Laura Horner

Grantor's County: Navarro

Beneficiary: Billy Wayne McGraw and wife, Patricia A. McGraw

Trustee: Todd McGraw

Substitute Trustee: Frank B. Murchison

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

Recording Information: Document No. 2012-2358, Official Public Records of Navarro County, Texas; together with Amendment to Correct Deed of Trust, dated effective March 9, 2012, recorded under Document No. 2012-5246, Official Public Records of Navarro County, Texas.

Property: TRACT ONE: All that certain lot, tract or parcel of land located in Navarro County, Texas, being a lot 50 x 140 feet in the Joseph Lynn Survey in the Town of Blooming Grove, Texas, being more fully described in a deed from Southern Ice Company to A. D. Locklor, and being recorded in Volume 546, Page 100 of the Deed Records of Navarro County, Texas.

TRACT TWO: All that certain lot, tract or parcel of land being a 100' x 140' tract of land situated in Block L, and being all of a called 50' x 140' tract described in deed from Ella Comer, dated November 10, 1966, and recorded in Volume 739, Page 364 and all of a called 50' x 140' tract described in a deed from Drew Gillen and wife, Bertha Gillen to H. O. Barham, dated December 1, 1955, recorded in Volume 643, Page 237, both deed recorded in the Deed Records of Navarro County, Texas. Said 100' x 140' tract is more fully described as follows:

BEGINNING at a 5/8" steel rod set for corner in the North corner of the first tract mentioned above, and in the Northeast line of Block L, and in the Southwest line of Fordyce Street; THENCE S. 47° E. 100 feet with said street, to a 5/8" steel rod for corner set in the East corner of the second tract mentioned above; THENCE S. 43° W. 140 feet to a 5/8" steel rod for corner; THENCE N. 47° W. 100 feet to a 5/8" steel rod for corner; THENCE N. 43° E. 140 feet to the place of BEGINNING and containing 14,000 square feet of land.

Note:

Date: March 9, 2012

Amount: \$113,326.32

Debtor: Laura Horner

Holder: Billy Wayne McGraw and wife, Patricia A. McGraw

Date of Sale of Property (first Tuesday of month): March 7, 20017

Earliest Time of Sale of Property: 10:00 o'clock a.m.

2017-13
FILED FOR RECORD
AT 11:11 O'CLOCK a M.

FEB 09 2017

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

Place of Sale of Property (including county): Courthouse entrance on 3rd Avenue, Navarro County Courthouse, Corsicana, Texas, within the area as designated by the Navarro County Commissioner's Court.

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