

0011-15
FILED FOR RECORD
AT 10:28 O'CLOCK a M.

NOTICE OF TRUSTEE'S SALE

FEB 18 2017

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

WHEREAS, on the 27th day of April, 2016, CANDI MCCORMICK and REEVES executed a Deed of Trust, conveying to JAMES E. CUMMINS, Trustee, the Real Estate hereinafter described, to secure the United States Invention Corporation, in the payment of a debt therein described, said Deed of Trust being recorded as Document No. 00003329 in the Deed Records of Navarro County, Texas; and

WHEREAS, Default has occurred in the payment of said indebtedness; and

WHEREAS, the equitable owner and holder of said Note and indebtedness has, pursuant to the terms and provisions contained in the aforementioned Deed of Trust, made legal and timely demand upon the Trustee to sell the real property described herein below and apply the proceeds of such sale upon consummation as provided thereunder in the said Deed of Trust:

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, pursuant to the authority conferred upon me by the said Deed of Trust, that on Tuesday, the 7th day of March, 2017, between ten o'clock a.m. and four o'clock p.m., I will sell said Real Estate at the door of the County Court House in Corsicana, Navarro County, Texas, to the highest bidder for cash.

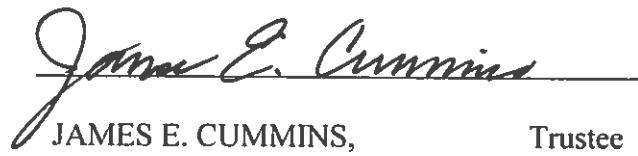
Said Real Estate is described as follows: In The County of Navarro, State of Texas: being

All that certain lot, tract or parcel of land containing 13.96 acres of land, more or less, situated in the T. J. Chambers Survey (A-1) of Navarro County, Texas and being Tract No. Eighteen (18) of the Bonham-Rice 2 Subdivision also being a part of a 218 acre tract described in a Deed dated November 17, 2000 and recorded in Volume 1504, Page 885 of the Deed Records of Navarro County, Texas, and being further described by metes and bounds in Exhibit "A" attached hereto and incorporated herein by reference for all relevant purposes

The said sale will not begin prior to 11:00 a.m. on March 7, 2017, on and upon receipt of the amount of such highest bid in cash, I, in my capacity as trustee, will make due conveyance of the above-

described property to the purchaser or purchasers.

WITNESS MY HAND this 10th day of February , 2017.



James E. Cummins
JAMES E. CUMMINS, Trustee

PREPARED IN THE LAW OFFICE OF:

James E. Cummins
1509 North Business 45
Corsicana, Texas 75110

USINVenMcCorNOT

Exhibit "A"

FIELD NOTES

USIC
13.96 ACRES
TRACT 18

THOMAS J. CHAMBERS SURVEY
ABSTRACT 1

NAVARRO COUNTY

All that certain lot, tract, or parcel of land situated in the Thomas J. Chambers Survey Abstract 1, Navarro County, Texas, and being part of a called 218 acre tract described as First Tract by deed recorded in Instrument 2014-4195 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 northwest corner of this tract and the northwest corner of the above mentioned 218 acre tract located in the centerline of County Road NE1060, said point being the northeast corner of a 219-1/2 acre Third Tract recorded in Instrument 2014-4195; Witness: S14° 27' 53"W 25.0 feet, a set 1/2" iron rod.

THENCE with said road S89° 58' 11"E 311.76 feet and S00° 01' 49"W 18.27 feet to a found 2" iron pipe for an ell corner of this tract;

THENCE with the north line of a 60 foot road easement N88° 53' 58"E 815.43 feet to a set 1/2" iron rod for the northeast corner of this tract;

THENCE with the centerline of said road easement S14° 21' 06"W 646.21 feet to the southeast corner of this tract; Witness: N81° 25' 02"W 30.0 feet, a set 1/2" iron rod.

THENCE N81° 25' 02"W 1099.06 feet to a set 1/2" iron rod for the southwest corner of this tract;

THENCE N14° 27' 53"E 480.00 feet to the place of beginning and containing 13.96 acres of land.

SURVEYOR'S CERTIFICATE

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that I directed an on the ground survey of the property described above and prepared the above field notes and plat of even date describing the boundaries of same just as they were found and surveyed upon the ground. Witness my hand and seal at Athens, Texas, this the 20th day of January, 2015.

Mark Ferrell
Registered Professional Land
Surveyor Number 4373
Firm No. 10019900

