

NOTICE OF TRUSTEE'S SALE

WHEREAS, on the 10th day of March, 2006, HUGO DAVALOS, executed a Deed of Trust conveying to JAMES D. VanDEVENTER s/p/a JAMES A. VanDEVENTER, Trustee, the Real Estate hereinafter described, to secure EDWIN E. STEWART in the payment of a debt therein described, said Deed of Trust being recorded in Volume 1845, Page 731, in the Official Public Records of Navarro County, Texas; and

WHEREAS, MICHAEL W. STEWART, STEVEN E. STEWART AND MACK G. STEWART, have succeeded to the interest previously owned by EDWIN E. STEWART; 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 indebtednesses.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of August, 2017, between 10:00 o'clock a.m. and 1:00 p.m., I will sell said Real Estate on the Front Steps of the County Courthouse in Navarro County, Texas, to the highest bidder for cash.

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

Property described in Exhibit "A" attached hereto and made a part hereof.

WITNESS MY HAND this 3rd day of July, 2017.



JAMES D. VanDEVENTER, Trustee
909 ESE Loop 323, Suite 400
Tyler, Texas 75701

2017.70
FILED FOR RECORD
AT 430 O'CLOCK P M.
JUL 03 2017

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

EXHIBIT "A"

All that certain tract or parcel of land, being 10.100 acres situated in the J. L. Bennett Survey, Abstract No. 42, Navarro County, Texas, being part of Tract Two (called 70.80 acres) described in a deed from Homer Paul Bonner et ux to Michael F. Walling et ux, dated August 12, 1997, recorded in Volume 1378, Page 181 of the Deed Records of Navarro County, Texas. Said 10.100 acres being more completely described as follows, to-wit:

Bearings are based on the monumented east line of the called 120.14 acre tract recorded in Volume 1378, Page 181.

BEGINNING at a Bridge Spike (set) for the northeast corner of the above mentioned Walling 70.80 acre tract, same being the southeast corner of the Monte Cole called 39.52 acre tract recorded in Volume 1328, Page 580, also being in the west line of the Sam H. Finley, Jr. et ux called 122.671 acre tract recorded in Volume 1588, Page 291, and being in the center of County Road 2310, a 3/8" Iron Rod (found for reference) bears South 62 degrees 44 minutes 51 seconds West, 27.47 feet and a 60-D Nail (found) bears North 03 degrees 19 minutes 42 seconds West, 0.35 of a foot;

THENCE South 03 degrees 19 minutes 42 seconds East, with the east line of said Walling 70.80 acre tract, with the west line of the above mentioned Finley 122.671 acre tract, with the west line of the Sam H. Finley, Jr. et ux Tract Four (called 100 acres) recorded in Volume 1232, Page 611, with the west line of the McConnio's Gin lot and along the above mentioned County Road 2310, a distance of 664.48 feet to a Bridge Spike (set) for the southeast corner of the herein described tract;

THENCE West, a distance of 1326.44 feet to a 1/2" Iron Rod (set) for the most westerly corner of the herein described tract, being in the north line of said Walling 70.80 acre tract and being in the south line of the Joan Ollar called 29.545 acre tract recorded in Volume 962, Page 244;

THENCE North 62 degrees 44 minutes 51 seconds East, with the north line of said Walling 70.80 acre tract; with the south line of the above mentioned Ollar 29.545 acre tract, with the south line of the Charles Howard Ollar and Joan Ollar called 29.13 acre tract recorded in Volume 1394, Page 683, with the south line of the above mentioned Monte Cole 39.52 acre tract and generally with a fence, a distance of 1448.67 feet to the PLACE OF BEGINNING, containing 10.100 acres of land.