

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: July 5, 2017

2017-72
FILED FOR RECORD
AT 2:05 O'CLOCK P M.
JUL 07 2017
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY OT DEPUTY

Deed of Trust

Date: March 15, 2013
Grantor: Wayne Powell
Grantor's County: Navarro County, Texas
Beneficiary: First Bank & Trust Company
Trustee: C.M. Newton III
Substitute Trustee: Michael W. McDonald
Substitute Trustee's Address: P.O. Box 257, Hillsboro, TX 76645
Recording Information: Recorded under Instrument No. 00002335, Navarro County Official Public Records

Property: All that certain lot, tract or parcel of land being 5.407 acres, Michael Shire Survey, A-10, Navarro County, Texas, more particularly described in Exhibit A, attached hereto and made a part hereof for all purposes.

Note

Date: March 15, 2013
Amount: \$160,058.44
Debtor: Wayne Powell
Holder: Citizens State Bank, Dawson

Date of Sale of Property (first Tuesday of month): August 1, 2017

Earliest Time of Day at which Sale will Occur: 10:00 a.m.

Place of Sale of Property (including county): In the area designed by the Commissioners' Court of Navarro County at the Navarro County Courthouse for the place where foreclosure sales are to be held pursuant to §51.002 of the *Texas Property Code*. If no such place is designated, then the sale will take place on the Courthouse steps at the front entrance of the Navarro County Courthouse situated at the southeast side of the Courthouse, 300 West Third Avenue, Corsicana, Texas.

Because of default in performance of the obligations of the Deed of Trust, the Substitute Trustee will sell the property "as is" by 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.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



Michael W. McDonald, Substitute Trustee

EXHIBIT "A"

All that certain lot, tract or parcel of land, being 5.407 acres situated in the Michael Shire Survey, Abstract No. 10, Navarro County, Texas, and being a part of the 95 acre tract described in Deed from Caroline Benton to Mrs. Lizzie Goldman, dated November 15, 1917, recorded in Vol. 202, page 526, Deed Records of Navarro County, Texas, and being described as follows:

BEGINNING at a point in center of County road on East line of aforesaid 95 acre tract, and being 220 feet N 46 deg 04' W from the Southeast corner thereof, an iron stake bears 20 feet S 45 deg 53' W in fence line;

THENCE --S 45 deg 53' W 997.2 feet to an iron stake in East right-of-way line of Interstate Highway No. 45;

THENCE --N 19 deg 20' W 280 feet with Highway R.O. W. to an iron stake for corner;

THENCE --N 46 deg 10' E 871.37 feet to the center of County road, an iron stake bears 20 feet S 46 deg 10' W in fence line;

THENCE --S 46 deg 04' E 250 feet with center line of County road to the PLACE OF BEGINNING, containing 5.407 acres, more or less, of which 0.114 acre is within the County road.