

NOTICE OF TRUSTEE'S SALE

Date: September 27, 2017

Deed of Trust

Date: January 20, 2009

Grantor: Efrain Santoyo

Grantor's County: Navarro

Beneficiary: JDET Investments, L.P.

Trustee: David W. Wilson, Jr.

Recorded on: August 13, 2009 under Clerk's Document No. 6143, Official Records of Navarro County, Texas.

Property: See Exhibit "A" attached hereto.

Date of Sale of Property (first Tuesday of each month, 10:00 AM): Tuesday, November 7, 2017 at 10:00 AM or within three (3) hours thereafter.

Place of Sale of Property (including county): An area designated by the County Commissioners Court in Navarro County, Texas such sales.

Because of default in performance of the obligations of the deed of trust, the Trustee will sell the property 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.



DAVID W. WILSON, JR.
Trustee

2017-106

FILED FOR RECORD

AT 9:25 O'CLOCK A.M.

SEP 28 2017

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

BY _____ DEPUTY

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF NAVARRO

This instrument was acknowledged before me on the 27 day of September 2017 by David W. Wilson, Jr., as Trustee.



Mary Beth Wilson
Notary Public, State of Texas

EXHIBIT "A"

BEING a part of the Robertson County School Land Survey, Abstract 674, Navarro County, Texas, and being a part of the tract described in deed from Lee Roy Henson, et ux to Eugene Teague recorded in Volume 1283, Page 345, Official Public Records Navarro County, Texas, the tract described in deed from Edward DeWitt, et ux to JDET Investments, LP recorded Volume 1772, Page 461 of said Official Public Records, and the 45.240 acre tract described in deed from Eugene Teague to Charles W. Thomas recorded in Volume 1401, Page 892, Official Public Records, and being more particularly described by its metes and bounds as follows;

BEGINNING at a railroad spike set in County Road NE0220, on the southwest line of said JDET tract and the northeast line of the tract described in deed from James B. Bonham Corporation to United States Invention Corporation, Document No. 20084018, said point being N 29°08'10" W 399.58 feet and N 29°39'35" W, 100.94 feet from the southwest corner of said JDET tract;

THENCE N 29°39'35" W, with said Road and common line of said JDET tract, the Henson to Teague tract and United States Invention Corporation tract, 885.21 feet to a railroad spike set on the southwest line of said Teague tract;

THENCE N 65°34'32" E, at 869.18 feet passing a 2 inch pipe corner post found at a northwest corner of said JDET tract, in all 1252.24 feet to a 3 inch pipe fence corner post at an angle point on the westerly line of said 45.240 acre Thomas tract and the northeast corner of said JDET tract;

THENCE N 23°50'39" W, with the westerly line of said 45.240 acre tract, 738.25 feet (call N 23°52'43" W, 742.10 feet) to a 2 inch pipe fence corner post at the northwest corner of said 45.240 acre tract, the north line of the tract described in deed from Lee Roy Henson, et ux to Eugene Teague recorded in Volume 1283, Page 345 of said Official Public Records and on the southeast line of the tract described in deed from Charlotte Frances Harwell to Thomas O. Harwell, et al recorded in Volume 1764, Page 753 of said Official Public Records;

THENCE N 59°53'20" E, with the common line of said Harwell and 45.240 acre tract, 838.70 feet (call N 60°21'20" E, 839.40 feet) to a railroad spike set at the common north corner of said 45.240 acre tract and Harwell tract and the northwest corner of Tract 1, James B. Bonham Corporation unnamed subdivision shown in Volume 1576, Page 854 of said Official Public Records;

THENCE S 29°48'16" E, with the common line of said 45.240 acre Thomas tract and subdivision, 1900.71 feet to a 12 inch fence corner post the southeast corner of said 45.240 acre tract and the northeast corner of the 48.383 acre tract described in deed from Eugene Teague to Charles W. Thomas recorded in Volume 1315, Page 466 of said Official Public Records;

THENCE S 51°41'28" E, 1054.29 feet to a 60 inch oak tree;

THENCE N 11°55'06" E, 406.55 feet to a 2 inch pipe fence corner post at an interior corner of said 45.240 acre tract and the southeast corner of said JDET Investments tract;

THENCE S 65°19'00" W, with the common line of said JDET tract and 45.240 acre tract, 460.41 feet (call S 65°17'09" W, 461.22 feet) to a 2 inch pipe fence corner post;

THENCE S 69°36'58" W, at 755.29 feet passing a 1/2 inch steel rod set, in all 778.69 feet to the point of beginning and containing approximately 68.139 acres of land.

EXHIBIT "A" , page 2

SAVE AND EXCEPT:

BEING a part of the Robertson County School Land Survey, Abstract 674, Navarro County, Texas, and all of the 45.240 acre tract described in deed from Eugene Teague to Charles W Thomas recorded in Volume 1401, Page 892, Official Public Records, Navarro County, Texas, and a part of the 48.383 acre tract described in deed from Eugene Teague to Charles W. Thomas recorded in Volume 1385, Page 466 of said Official Public Records, being more particularly described by its metes and bounds as follows.

BEGINNING at a 2 inch pipe fence corner post at the northwest corner of said 45.240 acre tract, the north line of the tract described in deed from Lee Roy Henson, et ux to Eugene Teague recorded in Volume 1283, Page 345 of said Official Public Records and on the southeast line of the tract described in deed from Charlotte Frances Harwell to Thomas O. Harwell, et al recorded in Volume 1764, Page 753 of said Official Public Records;

THENCE N 59°53'20" E, with the common line of said 45.240 acre tract and Harwell tract, 838.70 feet (call N 60°21'20" E, 839.40 feet) to a railroad spike set at the northeast corner of said 45.240 acre tract and the northwest corner of Tract 1 of the James B. Bonham Corporation unnamed subdivision shown in Volume 1576, Page 854 of said Official Public Records;

THENCE S 29°48'16" E, with the northeast line of said 45.240 acre tract and the southwest line of said subdivision, 1900.71 feet (call S 29°48'09" E, 1900.74 feet) to a 12 inch fence corner post at the southeast corner of said 45.240 acre tract and the northeast of the 48.383 acre tract;

THENCE S 51°41'28" W, generally along a fence, 1084.29 feet to a 60 inch oak tree;

THENCE N 11°55'06" W, 406.55 feet to a 2 inch pipe fence corner post at an interior corner of said 45.240 acre tract and the southeast corner of the tract described in deed from Edward DeWitt, et ux to JDET Investments LP recorded in Volume 1772, Page 461 of said Official Public Records;

THENCE with the common line of said 45.240 acre tract and JDET tract, N 10°44'12"W, 95.95 feet (call N 11°02'34" W, 95.44 feet) to a 24 inch oak tree, N 9°04'10" E, 142.74 feet (call N 1°59'10" E, 176.93 feet) to a railroad tie, N 38°56'01" W, 492.22 feet (call N 39°20'56" E, 421.45 feet) to a 2 inch pipe fence corner post, N 31°50'59" E, 29.07 feet (call N 29°53'43" E, 29.38 feet) to a 2 inch pipe fence corner post and N 32°19'40" W, 218.78 feet (call N 32°36" W, 242.95 feet) to a 3 inch pipe fence corner post at the northeast corner of said JDET tract;

THENCE N 23°50'39" W, with the westerly line of said 45.240 acre tract, 738.25 feet (call N 23°52'43" W, 742.10 feet) to the point of beginning and containing approximately 40.816 Acres of land.