



207-1074
FILED FOR RECORD
AT 310 O'CLOCK P.M.
OCT 06 2017

NOTICE OF FORECLOSURE SALE

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
DEPUTY

Notice is hereby given of a public non-judicial foreclosure sale

1. Property To Be Sold. The property to be sold is described as follows:

All that certain lot, tract or parcel of land situated in the William Miller Survey, A-562, Navarro County, Texas and being more fully described by metes and bounds on Exhibit "A".

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: November 7, 2017

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: Navarro County Courthouse, at the following location: Front Entrance of Navarro County Courthouse at 300 W. 3rd Avenue, East Entrance or wherever so designated, Corsicana, Texas.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to

examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Steve Oehlhof and Melissa Jean Oehlhof. The Deed of Trust is dated September 1, 2012, and is recorded in Instrument No. 10166 (2012) of the Official Public Records of Navarro County, Texas.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$150,000.00, executed by Steve Oehlhof and Melissa Jean Oehlhof, and payable to the order of David L. Jenkins and Carole A. Jenkins; and (2) all modifications, renewals and extensions of the note. David L. Jenkins and Carole A. Jenkins are the current owners and holders of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: October 6, 2017



Barbara S. Moe, Trustee

EXHIBIT "A"

All that certain lot, tract or parcel of land lying and situated in the William Miller Survey, A-562, Navarro County, Texas, and being a part of the 95.07 acre tract described in deed from Hugh M. Parrish to James E. Stokes, dated May 5, 1948, and recorded in Vol. 477, page 335, Deed Records of Navarro County, Texas, and being more particularly described as follows:

BEGINNING at an iron pipe in the intersection of two county roads at the most Northerly Northeast corner of the said 95.07 acre tract and in the East line of the William Miller Survey;

THENCE S 29° 19' E, 1027.5 feet along said county road, and the most Westerly East line of the said 95.07 acre tract, and the East line of the William Miller Survey to an iron pipe for corner, said point being N 55° 47' E, 23.5 feet from an iron pipe in the West fence line of said county road;

THENCE S 55° 47' W, 208.1 feet to an iron pipe for corner;

THENCE S 9° 23' E, 394.6 feet to an iron pipe for corner in a fence;

THENCE S 19° 36' E, 256.3 feet along said fence to an iron pipe at a fence corner;

THENCE S 83° 27' W, 376.7 feet along a fence to an iron pipe at a fence corner;

THENCE N 8° 22' W, 177.2 feet along a fence to an iron pipe at an angle in said fence;

THENCE N 6° 53' W, 169.8 feet to an iron pipe at a fence corner;

THENCE S 64° 51' W, 269.0 feet to an iron pipe at a corner of the said 95.07 acre tract;

THENCE N 41° 31' W, 697.2 feet to an iron pipe at a corner of the said 95.07 acre tract;

THENCE N 60° 04' E, 472.7 feet to an iron pipe at a corner of the said 95.07 acre tract;

THENCE N 29° 25' W, 513.2 feet to an iron pipe in a county road at the most Northerly Northwest corner of the said 95.07 acre tract, said point being N 29° 25' W, 22.0 feet from an iron pipe in the South fence line of said county road;

THENCE N 66° 03' E, 426.9 feet to the Place of Beginning, containing 21.73 acres of land.

SAVE AND EXCEPT:

All that certain lot, tract, or parcel of land situated in the W. Miller Survey Abstract 562, Navarro County, Texas, and being a portion of a called 21.73 acre tract of land as described by deed recorded in Volume 989, Page 243 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 north corner of this tract and the original north corner of the above mentioned 21.73 acre tract located at the intersection of the center line of County Road No. NW1090 and center line of County Road No. NW1100, said point also being on the east line of the W. Miller Survey A-562; Witness S34° 23' 18" W 39.90 feet, a fence corner post.

THENCE with said east line and the line of directional control S29° 19' 00" E 468.27 feet to the east corner of this tract; Witness: S60° 00' 18" W 23.2 feet, a set 1/2" iron rod.

THENCE S60° 00' 18" W 424.13 feet to a found 1" iron pipe for the south corner of this tract;

THENCE N29° 25' 00" W 513.21 feet to a point for the west corner of this tract located in said center line of County Road No. NW1090; Witness: S29° 25' 00" E 21.00 feet, a found 1" iron pipe.

THENCE with said center line N66° 03' 00" E 426.87 feet to the place of beginning and containing 4.78 acres of land.