

**NOTICE OF TRUSTEES SALE**

WHEREAS, on the 27<sup>th</sup> day of April, 2016 Candi McCormick and Gwendolyn 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 Number 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 the 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 and,

WHEREAS the United States Invention Corporation has received from the United States Bankruptcy Court for the Northern District of Texas, Dallas Division, a letter dated September 18, 2017, informing the corporation that the automatic stay put into effect in Case No. 16-33648-HDH-13, which case listed Candilynn McCormick as one of the debtors, had been lifted and the United States Invention Corporation could enforce the said Deed of Trust. The corporation acting upon th provisions of letter has orally requested the Trustee under the said Deed of Trust to immediately proceed with preparations to conduct a Trustees Sale.

**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 November, 2017, between ten o'clock a.m. and four o'clock p.m., I will sell the said Real Estate at the door of the County Court House in Corsicana, Navarro County, Texas to the highest bidder for cash, the said Real Estate is described as follows, to-wit:

All that certain lot, tract or parcel of land containing 13.96 acre, more or less, situated in the T. J. Chambers Survey (A-1) of Navarro County, Texas, being further identified as Tract No. 18 in the plat of the Bonham-Rice Subdivision No.2 of Navarro County, Texas, and being a part of a 218 acre tract described in a Deed dated November 17, 2000 and files for record in Volume 1504, Page 885 in the Deed Records of Navarro County, Texas, and being more particularly described by metes and bonds 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 Tuesday, the 7th day of November, 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 of purchasers.

FILED FOR RECORD  
AT 11:35 O'CLOCK A M.

OCT 10 2017

2017-108

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

WITNESS MY HAND, this 5th day of October, 2017.

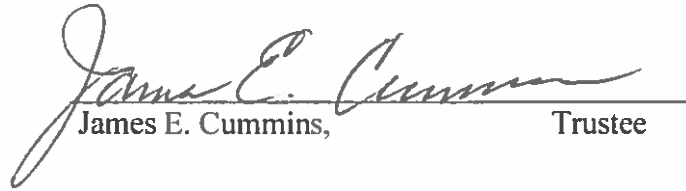
  
James E. Cummins, Trustee

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

