

# NOTICE OF TRUSTEE'S SALE

2017-119

FILED FOR RECORD  
AT 3:35 O'CLOCK 8 M.

Mr. DAVID FRANCO  
7138 NE CR 1050  
Rice, TX 75155

OCT 20 2017

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

*WHEREAS*, October 6, 2014, DAVID FRANCO executed a Deed of Trust conveying to LARRY TEAGUE, Trustee, the real estate hereinafter described, to secure JDET INVESTMENTS, L.P., in the payment of a debt therein described, said Deed of Trust being recorded under Document Number 00007425, in the **DEED OF TRUST** Records of Navarro County, Texas; 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 at public auction and apply proceeds pursuant to the terms of the Deed of Trust.

*NOW, THEREFORE, NOTICE IS HEREBY GIVEN* that on Tuesday, the 7<sup>th</sup> day of November, 2017 the foreclosure sale will be conducted in NAVARRO County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 12:00 p.m. o'clock and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

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

**Property:**

**BEING** a part of the Thomas Jefferson Chambers Survey, Abstract 1, Navarro County, Texas and being the tract described in deed from James B. Bonham Corporation to Evelyn R. Keele recorded in Volume 1522, Page 457, Official Public Records, Navarro County, Texas and being more particularly described by its metes and bounds as follows:

**BEGINNING** at a ½ inch steel rod found in the center of County Road NE 1090, at the northwest corner of said Keele tract, the northeast corner of the tract described in deed from Rice Land Company, by Trustee to Tyson Henson recorded in Document Number 201200010844 of said Official Public Records and on the southerly line of a tract described in deed from Alaniz Rios, by Trustee to United States Invention Corporation recorded in Document Number 201110005427 of said Official Public Records;

**THENCE** S 80° 00' 00" E, generally along said Road, southerly line of said United States Invention Corporation tract and the tract described in deed from Caroline Hunt Trust Estate to Rosewood Ranches, Inc. recorded in Volume 1185, Page 377, Deed Records of said county, 3882.96 feet (call 1402.4 varas = 3892.8 feet) to a ½ inch steel rod set at the northeast corner of said Keele tract, an interior

corner of said Rosewood Ranches tract and a northwest corner of the tract described in deed from E.P. Harrison to Delores Ramos recorded in Volume 1639, Page 590 of said Official Public Records;

THENCE S 11° 31' 05" W, with the common line of said Keele tract and Ramos tract, generally along a fence and at 40.67 feet passing a ½ inch steel rod set, in all 895.96 feet (call S 10°W, 322.3 varas =895.3 feet) to a ½ inch steel rod found at the southeast corner of said Keele tract and the northeast corner of the tract described in deed from Dorothy Gene McHaney to Jose Garcia recorded in Document Number 200800009220 of said Official Public Records;

THENCE N 80° 00' 00" W, (bearing base line) with the common line of said Keele, Garcia and Henson tracts and generally along a fence, 3865.11 feet (call 1401.4 varas=3892.8 feet) to a 5/8 inch steel rod found at the southwest corner of said Keele tract and an interior corner of said Henson tract;

THENCE N 10° 22' 34" E, with the common line of said Keele and Henson tracts and generally along a fence, at 875.08 feet passing a ½ inch steel rod found, in all 895.66 feet (call N 10° E, 322.3 varas = 895.3 feet) to the point of beginning and containing approximately 79.655 acres.

Signed this 17<sup>th</sup> day of October, 2017.



LARRY TEAGUE, Trustee