

 **COPY**

2017 131
FILED FOR RECORD
AT 4:10 O'CLOCK P.M.

NOTICE OF FORECLOSURE SALE

NOV 13 2017

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

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
DEPUTY

1. **Property To Be Sold.** The property to be sold is described as follows:
All that certain lot, tract or parcel of land in Block 561, Corsicana, Navarro County, Texas, more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

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

Date: December 5, 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 the Navarro County Courthouse at 300 W. 3rd Avenue, 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 refileing 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.

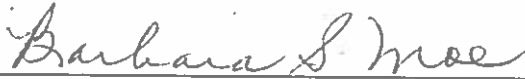
4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Jorge Sanchez and Rocio Sanchez. The Deed of Trust is dated January 30, 2013 (Effective Date: January 10, 2013), and is recorded in Instrument No. 1269 (2013) 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 \$54,000.00, executed by Jorge Sanchez and Rocio Sanchez, and payable to the order of Dale R. Moe; and (2) all modifications, renewals and extensions of the note. Barbara S. Moe is the current owner and holder 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: November 13, 2017



Barbara S. Moe, Trustee

EXHIBIT "A"

All that certain lot, tract, or parcel of land situated in the County of Navarro, State of Texas, and more particularly described as follows, to-wit:

BEING a lot 100 x 132 feet in Block 561, fronting West 5th Avenue in the City of Corsicana, Navarro County, Texas, according to the Official Map of said City;

BEGINNING at a point in the North line of West 5th Avenue and at the S.W. corner of a 40 x 300 foot strip off of the East side of said Block No. 561, conveyed to the City of Corsicana by W.F. Love for street purposes by deed of record in Volume 179, Pages 550, of the Deed Records of Navarro County, Texas, which corner is also a point 40 feet from the S.E. corner of said Block No. 561 conveyed to W.F. Love by deed shown of record in Volume 181, Page 32, of the Deed Records of said County;

THENCE S 60 W 100 feet to a stake for corner;

THENCE S 30 E 132 feet to a point in the North line of West 5th Avenue;

THENCE N 60 E along said North line of West 5th Avenue, 100 feet to the BEGINNING, and being the same property described in and conveyed by deed from M.B. Chilcoat, et ux, to W. Matt Thompson, dated July 8, 1922, recorded in Volume 258, Pages 618-619, Deed Records of Navarro County, Texas;

LESS AND EXCEPT, however that certain strip or tract of land heretofore deeded to Christie Allen Thompson Westbrook by deed dated June 15, 1949, recorded in Volume 517, Page 342, Deed Records of Navarro County, Texas, and also being the same property described and conveyed in deed from Bennie Roney Sammons to Alvin Waller, and wife, Lala Waller, dated April 9, 1973, recorded in Volume 673, Page 233, Deed Records of Navarro County, Texas.