

2018 - 1

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD

AT 2:45 O'CLOCK P M.

Date: January 4, 2018

JAN 04 2018

Substitute Trustee: Lowell Olsen Dunn

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

Lender/Holder: Stephen James Eckart

BY: OT DEPUTY

Note: Promissory Note, dated July 2, 2016, in the original principal sum of \$73,500.00, executed by Jarred Bradley Raley and payable to the order of Stephen James Eckhart.

Deed of Trust

Date: July 2, 2016

Grantor: Jarred Bradley Raley

Lender: Stephen James Eckhart

Trustee: Robert E. Black

Recording Information: Instrument No. 5085 (2016), Official Records of Navarro County, Texas.

Property:

All that certain lot, tract or parcel of land, being 1.715 acres situated in the James Meredith Survey, Abstract No. 512, in Navarro County, Texas, and being part of a called 2.5 acres tract conveyed in deed from E. L. Parrish and wife, Martha Ray Parrish, dated July 16, 1980, and recorded in Volume 939, Page 425 in the Deed Records of Navarro County, Texas. Said 1.715 acres are more fully described as follows:

BEGINNING at a concrete monument found for corner, in an angle in Texas State Highway No. 31, and in a corner of County Road SW 3130, and in the North corner of the called 2.5 acres tract;
THENCE S 30°07'17" E crossing said County Road for a distance of 174.76 feet to a 1" pipe found for corner;
THENCE S 60°11'03" W a distance of 398.09 feet to a 1/2" rod set for corner, at a corner of a 0.800 acre tract;
Surveyed on this day and in an ell corner of a called 5.000 acres tract, Volume 1166, Page 413;
THENCE N 55°38'36" W a distance of 196.17 feet to a 1/2" rod set for corner, in an ell corner of the 0.800 acres tract and in the right-of-way of Texas State Highway No. 31;
THENCE N 46°30'00" E a distance of 9.19 feet along said highway right-of-way to a 1/2" rod found for corner, as called for in Volume 939, Page 425;
THENCE N 62°26'00" E along a line called for in deed in Volume 939, Page 425, a distance of 428.52 feet to a wood right-of-way marker found and called for in last mentioned deed (this line does not match the line called for in the deed to the State of Texas for said highway right-of-way in Volume 406, Page 308);
THENCE N 44°26'12" E crossing County Road SW 3130 a distance of 47.27 feet (this line does not match the deed call to the State of Texas mentioned above) to the place of BEGINNING and containing 1.715 acres of land, more or less.

County: Navarro

Date of Sale of Property (first Tuesday of month): February 6, 2018

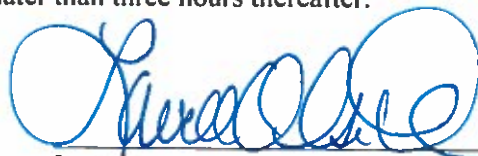
Time of Sale: Between the hours of 10:00 a.m. and 1:00 p.m.

Place of Sale: The front steps of the Navarro County Courthouse, 300 West Third Avenue, Corsicana, Navarro County, Texas.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Lender/Holder has appointed Lowell Olsen Dunn as Substitute Trustee under the Deed of Trust. Lender/Holder has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "AS IS.". The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Lowell Olsen Dunn, *Substitute Trustee*