

2018-14

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
AT 11:45 O'CLOCK A.M.

Date: February 7, 2018

Trustee: Lowell Olsen Dunn

Lender/Holder: Mariela Gomez

FEB 8 2018

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

Note: Promissory Note, dated August 25, 2017, in the original principal sum of \$89,000.00, executed by Brandon Landrum and payable to the order of Mariela Gomez.

Deed of Trust

Date: August 25, 2017

Grantor: Brandon Landrum

Lender: Mariela Gomez

Recording Information: Instrument No. 7190 (2017), Official Records of Navarro County, Texas.

Property:

TRACT I:

All that certain lot, tract or parcel of land lying in Navarro County, Texas, and being 2.0 acres, more or less, in the John Fullerton Survey, A.-270, and being more particularly described by metes and bounds as follows:

BEGINNING at a point 175 varas S 60 W from the NE corner of J. O. Garner's 4 acres, more or less, as described in Warranty Deed recorded in Volume 384, Page 297 of the Navarro County Deed Records;

THENCE S 60 W 175 varas to a 1" pipe stake for corner, same being a point where J. O. Garner's NW line intersects the Dawson Cemetery Road;

THENCE S 30 E 63 varas to a 1" iron pipe stake for corner;

THENCE N 60 E 175 varas to a 1" iron pipe stake for corner;

THENCE N 30 W 63 varas to the place of BEGINNING.

TRACT II:

An easement and right-of-way to construct, reconstruct, and maintain a sewer line along the North line of that certain 2.0 acre tract of land, more or less, described in deed from Alta Baldwin, dated May 16, 1986, recorded in Volume 1074, Page 380, Navarro County Deed Records. The Grantee shall have the right and privilege at any and all proper times to enter the easement property for the purpose of laying and constructing, maintaining and repairing, a sewer line, and for making necessary connections therewith; all upon the condition that the Grantee will, at all times, after doing the work in connection with the construction or repair of said lines, or any connection therewith, restore the premises to the condition in which same were found before the work of construction or repairs were undertaken.

County: Navarro

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

Time of Sale: 10:00 a.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.

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

Notice is given that on the Date of Sale, 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, Trustee