

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: March 6, 2018

**Deed of Trust**

Date: March 15, 2013

Grantor: Richland Dock Works, Inc.

Grantor's County: Navarro County, Texas

Beneficiary: First Bank & Trust Company

Trustee: C.M. Newton III

Substitute Trustee: Michael W. McDonald

Substitute Trustee's Address: P.O. Box 257, Hillsboro, TX 76645

Recording Information: Recorded under Instrument No. 00002338, Navarro County Official Public Records

Property: All that certain lot, tract or parcel of land being 5.491 acres, Michael Shire Survey, A-10, Navarro County, Texas, more particularly described in Exhibit A, attached hereto and made a part hereof for all purposes.

**Note**

Date: March 15, 2013

Amount: \$160,058.44

Debtor: Wayne Powell

Holder: Citizens State Bank Dawson


Date of Sale of Property (first Tuesday of month): April 3, 2018

Earliest Time of Day at which Sale will Occur: 12:01 p.m.

Place of Sale of Property (including county): In the area designed by the Commissioners' Court of Navarro County at the Navarro County Courthouse for the place where foreclosure sales are to be held pursuant to §51.002 of the *Texas Property Code*. If no such place is designated, then the sale will take place on the Courthouse steps at the front entrance of the Navarro County Courthouse situated at the southeast side of the Courthouse, 300 West Third Avenue, Corsicana, Texas.

Because of default in performance of the obligations of the Deed of Trust, the Substitute Trustee will sell the property "as is" by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

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.

  
Michael W. McDonald, Substitute Trustee

2018 20  
FILED FOR RECORD  
AT 10:30 O'CLOCK A.M.  
MAR 07 2018  
SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY

EXHIBIT "A"

All that certain lot, tract or parcel of land, being 5.491 acres, situated in the Michael Shire Survey, Abstract No. 10, Navarro County, Texas, and being a part of the 95 acre tract described in deed from Caroline Benton to Mrs. Lizzie Goldman, dated November 15, 1917, recorded in Volume 202, Page 526, Deed Records of Navarro County, Texas, and described as follows:

BEGINNING at a point in center of County road, the East line of aforesaid 95 acre tract, and being 470 feet N 46 deg. 04' W from the Southeast corner thereof, an iron stake bears 20 feet S 46 deg. 10' W in fence line;

THENCE - S 46 deg. 10' W 871.37 feet to an iron stake in fence on East line of Interstate Highway 45;

THENCE - N 19 deg. 20' W 330 feet with Highway R.O.W. to an iron stake for corner;

THENCE - N 46 deg. 13' E 722.71 feet to the center of County Road, an iron stake bears 20 feet S 46 deg. 13' W in fence line;

THENCE - S 46 deg. 04' E 300 feet with center line of said County road to the place of BEGINNING, containing 5.491 acres, of which 0.137 acre is within the County Road.