

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, On the 15<sup>TH</sup> day of MAY, 2015, ADAN CASAREZ CHAVEZ AND NEREIDA RAMOS GARCIA executed a Deed of Trust conveying to DARRIN W. STANTON, a Trustee, the Real Estate hereinafter described, to secure J&J OUTREACH, in the payment of a debt therein described, said Deed of Trust being recorded in Document Number 00004326 of 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 to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 3<sup>rd</sup> day of APRIL, 2018, between ten o'clock a.m. and one o'clock p.m., I will sell said Real Estate at the steps of the Navarro County Courthouse, 300 West 3<sup>rd</sup> Avenue, Corsicana, Navarro County, Texas, which is the place designated by the Navarro County Commissioner's Court, to the highest bidder for cash.

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

SEE EXHIBIT "A" ATTACHED HERETO

WITNESS MY HAND, the 14 day of MARCH, 2018.

  
DARRIN W. STANTON, TRUSTEE

2018-32  
FILED FOR RECORD  
AT 406 O'CLOCK P M.

MAR 13 2018

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY  DEPUTY

## Exhibit "A"

All that certain lot, tract, or parcel of land, being 1.010 acres situated in the William Walker Survey, Abstract No. 840, in Dawson, Navarro County, Texas, and being that certain tract conveyed in a deed from Ruby Loiuse Taylor Brakens to John E. Babers and wife, Verna J. Babers, dated August 29, 2002, and recorded in Volume 1592 Page 758, and also being part of the Mrs. P. A. Ford Second Addition, as recorded in Volume 284 Page 190, and both instruments are recorded in the Official Public Records of Navarro County, Texas. Said 1.010 acres are more fully described as follows;

Beginning at a 3/4" pipe found for the west corner of this tract and the north corner of a tract conveyed to George and Mable Babers in Volume 766 Page 439, and in the northwest line of Lot 61 and the southeast line of South 3<sup>rd</sup>. Street East, of said addition;

Thence north 60 degrees 00 minutes 00 seconds east along the northwest line of this tract and the southeast line of said street, a distance of 170.55 feet to a 3/8" rod found for the north corner of this tract and in the northwest line of Lot 58;

Thence south 29 degrees 41 minutes 08 seconds east generally along a fence a distance of 260.74 feet to a 3/4" pipe found for the east corner of this tract;

Thence south 59 degrees 56 minutes 48 seconds west generally along a fence a distance of 166.67 feet to a 3/4" rod found for the south corner of this tract and in an angle of the George and Mable Babers tract, and at a fence corner;

Thence north 30 degrees 32 minutes 19 seconds west generally along a fence a distance of 260.91 feet to the place of beginning and containing 1.010 acres of land.

This is to certify that the foregoing field notes were prepared from an actual survey made on the ground under my supervision.

Bobby H. Bruce      03-01-2013  
Bobby H. Bruce      Date  
Registered Professional Land Surveyor No. 4890

