

NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 31ST day of OCTOBER, 2012, RAMIRO ORTUNO PEREZ AND REYNA SANTANA GARCIA executed a Deed of Trust conveying to DARRIN W. STANTON, a Trustee, the Real Estate hereinafter described, to secure JOHN D'SILVA, in the payment of a debt therein described, said Deed of Trust being recorded in Document Number 00009968 of the Deed of Trust records of Navarro County, Texas; and

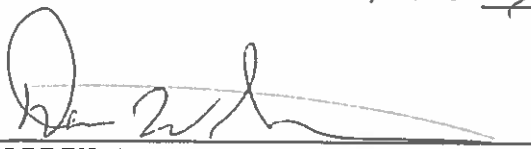
WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Wednesday, the 2nd day of JANUARY, 2019, 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 3rd 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 ATTACHED EXHIBIT A

WITNESS MY HAND, the 2 day of DECEMBER, 2018.


DARRIN W. STANTON, TRUSTEE

2018-126
FILED FOR RECORD
AT 1:30 O'CLOCK P.M.
DEC 10 2018
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

EXHIBIT A

Being all of that certain lot, tract or parcel of land located in the City of Dawson J. Fullerton Survey Abstract No. 270 Navarro County, Texas and being part of a called 2.38 acre tract of land as described in Deed to John Dsilva recorded as Document No. 2011 6337 of the Deed Records of Navarro County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 5/8" iron rod set at the northerly corner of the said Dsilva tract, the easterly corner of a tract of land as described in Deed to Karen K. Kirk recorded as Document No. 2009 3178 of the Deed Records of Navarro County, Texas, and in the southwesterly line of Harding Avenue;

THENCE, S 30° 00' 00" E, along the northeasterly line of the said Dsilva tract and the southwesterly line of Harding Avenue 123.11 feet to a 5/8" iron rod set for the easterly corner of this tract;

THENCE, S 60° 34' 00" W, through the said Dsilva tract 165.00 feet to a 5/8" iron rod set for the southerly corner of this tract;

THENCE, N 30° 00' 00" W, continuing through the said Dsilva tract 123.11 feet to a 5/8" iron rod set in the northwesterly line of the said Dsilva tract and the southeasterly line of the said Kirk tract for the westerly corner of this tract;

THENCE, N 60° 34' 00" E, along the northwesterly line of the said Dsilva tract 165.00 feet to the POINT OF BEGINNING and CONTAINING 0.46 OF AN ACRE OF LAND MORE OR LESS.

*BASIS OF BEARINGS: per Document No. 2011 6337