

NOTICE OF TRUSTEE'S SALE

WHEREAS, (buyers) Ashlee Hocutt and David Hocutt, executed that certain Deed of Trust (with Security Agreement and Assignment of Rents), dated February 28, 2013, conveying to Obe Veldman., as Trustee, certain real property described therein to secure the payment of a debt described in said Deed of Trust, said Deed of Trust being recorded in Document Number 1911, of the Real Property Records of Navarro County, Texas; and located at 7534 FM 3383 on 1.208 acres, more or less.


WHEREAS, Casa Robles, LLC. is the legal and equitable owner and holder of the indebtedness secured by said Deed of Trust; 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 5th day of February, 2019, between 10:00 o'clock A.M. and 1:00 o'clock P.M., I will sell the Land secured by the Deed of Trust at the door of the County Courthouse designated by the Navarro County Commissioner's Court as the location for such sales in Navarro County, Texas, to the highest bidder for cash. The earliest time the sale will begin is 10:00 A.M. Pursuant to applicable law; the sale will begin at such time or within three hours thereafter.

The Land is located in the County of Navarro, State of Texas, as more particularly described on Exhibit A attached hereto and incorporated herein. At the same time all personal property and fixtures to the extent they are covered by said Deed of Trust and applicable to the Land shall be sold.

WITNESS MY HAND this 7th day of January, 2019.


Obe Veldman, Trustee

Obe Veldman
310 N. 12th Street
Corsicana, TX. 75110
(903) 875-0050

2019-3
FILED FOR RECORD
AT 3:07 O'CLOCK P M.

JAN 07 2019

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

EXHIBIT "A"

All that certain lot, tract or parcel of land being 1.208 acres situated in the O.B. Munroe Survey, Abstract No. 597, in the Town of Emhouse, Navarro County, Texas, and being a part of Lots Number 18, 19, 20, and 21 of the Gray addition, to the town of Emhouse, and being a part of a called 2.52 acres tract described as Second Tract, and a part of a called 0.93 acres tract described as Third Tract, both tracts are described in Warranty Deed from Joe E. Stroube to Nolen J. Dockery, dated October 21, 1968, and recorded in Volume 765, Page 538, in the Deed Records of Navarro County, Texas. Said 1.208 acres are more fully described as follows:

BEGINNING: At iron stake for corner set in the South line of the .93 acre tract, and brs. North 60 degrees East 65 feet from its southwest corner, said point also brs. South 30 degrees East 554 feet and North 60 degrees East 65 feet from the Northwest corner of the Gray addition, and is also in the East row of the called Ennis to Corsicana Road;

THENCE with said Row as follows: North 40 degrees 10' West 83.9 feet and North 35 degrees 37' West 79.5 feet to the South ROW of Farm Road Number 1126;

THENCE with said Farm Road as follows: North 31 degrees 51' East 121.4 feet and North 28 degrees 29' 50" East 153.13 feet to an iron stake for corner set in the East line of above mentioned Third Tract, and brs. South 30 degrees East 255 feet from its Northeast corner of said tract, which lies in the North line of the Gray addition, and in the North line of the Munroe Survey;

THENCE South 30 degrees East passing the Southwest corner of the Third Tract as 138 feet, and continuing with the East line of the Second Tract for a total distance of 299 feet to an iron stake for corner set in the Southeast corner of same;

THENCE South 60 degrees West 215 feet to the place of beginning and containing 1.208 acres of land more or less.