

**NOTICE OF TRUSTEE'S SALE**

**DATE:** July 3, 2019

2019-81.

**DEED OF TRUST**

**Date:** April 1, 2009

FILED FOR RECORD  
AT 11:29 O'CLOCK A M.

**Grantor:** Jocelyn Ochoa  
4800 Kelly Elliott Rd. Lot #81  
Arlington, TX 76017

JUL 11 2019

**Beneficiary:** Robert M. Crowe and Richard A. Crowe  
PO Box 423  
Centerville, TX 75833

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

**Substitute Trustee:** Deborah L. Lemons  
PO Box 423  
Centerville, TX 75833

**Recording Information:** Inst. No. 00002889, Official Public Records, Navarro County, Texas

**Property:** *Tr. 33 of Navarro heights Land Company, being 12.22 acres of land in the John Hunter Survey, A-383 & John Duncan Survey, A-205 in Navarro County, Texas, as more fully described by metes and bounds in Exhibit "A" attached hereto.*

**Note**

**Date:** April 1, 2009

**Amount:** \$27,000.00

**Debtor:** Jocelyn Ochoa

**Holder:** Robert M. Crowe and Richard A. Crowe

**DATE OF SALE OF PROPERTY:** August 6, 2019

**EARLIEST TIME OF SALE OF PROPERTY:** 10:00 a.m.

**LOCATION OF SALE:** Corsicana, Texas, at the Navarro County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at 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.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.

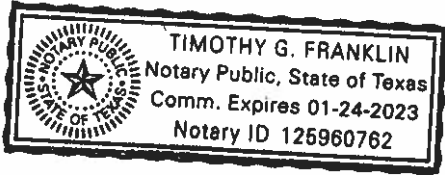
[Signature]  
DEBORAH L. LEMONS

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on July 3, 2019 by Deborah L. Lemons.



  
NOTARY PUBLIC, STATE OF TEXAS

• • • F I E L D N O T E S • • •

STATE OF TEXAS  
COUNTY OF NAVARRO

FOR: NAVARRO HEIGHTS  
CENTERVILLE, TEXAS  
PROJECT NO. 96103

IT IS THE INTENT OF THESE FIELD NOTES TO DESCRIBE all that certain lot, tract or parcel of land being 12.22 acres of which 0.31 acres being in a 60 foot road easement Road no. NE-3170-B in the John Hunter Survey A-383 and John Duncan Survey A-205 in Navarro County, Texas and being a part of a 436.00 acre tract deeded from Eugene R. Lewis, et al to W. R. Coffey, Trustee dated October 11, 1996 and recorded in Volume 1355, Page 60 of the Navarro County Official Records in Navarro County, Texas and said 12.22 acre tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a found iron pin for corner at a fence corner in the Northwest line of the John Hunter Survey A-383 and in the Southeast line of the John Duncan Survey A-205 and same being the East corner of a 42 acre tract recorded in Volume 1174, Page 123 of the Navarro County Official Records and same being an interior West corner of the said 436.00 acre tract and same being the North corner of a 17.94 acre tract, surveyed same date;

THENCE North 24 deg 30' 00" West with a fence and with the Northeast line of the said 42 acre tract and with a Southwest line of the said 436.00 acre tract a distance of 88.97 feet to a set iron pin for corner in the said line and same being the South corner of a 12.00 acre tract, surveyed same date;

THENCE North 62 deg 53' 48" East with the Southeast line of the said 12.00 acre tract a distance of 1,174.47 feet to a set iron pin for corner in the center of road no. NE 3170-B and in the Southwest line of a 10.55 acre tract, surveyed same date and same being the East corner of the said 12.00 acre tract;

THENCE South 27 deg 06' 12" East with the said road and with the Southwest line of the said 10.55 acre tract and a 12.84 acre tract, surveyed same date, at a distance of 65.78 feet pass a set iron pin and continuing on a total distance of 452.50 feet to a set iron pin for corner in the said line and same being the North corner of a 12.47 acre tract, surveyed same date;

THENCE South 62 deg 53' 48" West with the Northwest line of the said 12.47 acre tract a distance of 1,173.66 feet to a set iron pin for corner in the Northeast line of the said 17.94 acre tract and same being the West corner of the said 12.47 acre tract;

THENCE North 27 deg 52' 03" West with the Northeast line of the said 17.94 acre tract a distance of 363.65 feet to the PLACE OF BEGINNING.

Contains 12.22 acres of land of which 0.31 acres being in a 60 foot road easement, road no. NE-3170-B.

Bearings are referenced to the easternmost Northwest line of a called 335.526 acre tract recorded in Volume 981, Page 339 of the Navarro County Deed Records.

I, Richard J. Reed, Registered Professional Land Surveyor, do hereby declare that the above field notes are from an on the ground survey and are true and correct and that all work connected therewith was done under my supervision.

Date 4-22-99



Richard J. Reed  
Richard J. Reed  
Registered Professional Land Surveyor  
State of Texas No. 1593

EXHIBIT A