

2013 99

FILED FOR RECORD

AT ~~11:15~~ O'CLOCK P.M.

JUN 07 2013

SHERRY DOWD  
COUNTY CLERK NAVARRO COUNTY, TEXAS  
BY *[Signature]* DEPUTY

DATE: June 6, 2013

DEED OF TRUST:

Date: August 10, 2011  
Grantor: Ivan Harper and wife, Nici Harper  
Grantor's County: Dallas County  
Beneficiary: Timothy R. Tafoya  
Trustee: Edgar J. Garrett, Jr.  
Recorded: Document No. 00005870, Real Property Records of  
Navarro County  
Property: Exhibit A attached hereto and made part hereof as if  
copied verbatim

NOTE:

Date: August 10, 2011  
Amount: \$72,912.00  
Debtor: Ivan Harper and wife, Nici Harper  
Holder: Timothy R. Tafoya

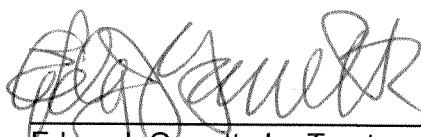
DATE OF SALE OF PROPERTY: July 2, 2013

EARLIEST TIME OF SALE PROPERTY: 12:00 P.M.

PLACE OF SALE OF PROPERTY: Front Doors of the Navarro County Courthouse

Because of default in performance of the obligations of the deed of trust, Edgar J. Garrett, Jr., Trustee, will sell the property 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.

Witness my hand June 6, 2013

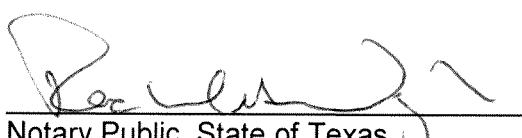
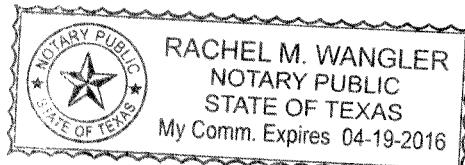


Edgar J. Garrett, Jr., Trustee

STATE OF TEXAS )  
COUNTY OF HUNT )

**BEFORE ME**, the undersigned authority, on this day personally appeared Edgar J. Garrett, Jr., Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE**, on this the 6<sup>th</sup> day of June, 2013.



Rachel M. Wangler  
Notary Public, State of Texas

## EXHIBIT "A"

Field Notes on a 28.62 acre, more or less, tract out of an 85.86 acre, more or less, tract.

The 85.86 acre tract is: Being the N  $\frac{1}{2}$  of the W  $\frac{1}{2}$  of the W. J. McNeal Survey, Abstract No. 561, and being the same property described in and conveyed by deed from J. R. Estes and wife, Mattie Estes, to E. P. Estes, dated November 27, 1942, recorded in Vol. 413, Page 602 of the Deed Records of Navarro County, Texas.

The 28.62 acre tract is more particularly described as follows:

Beginning at NW corner of said survey in East line of road, and which is the NW corner of the 85.86 acre tract, and continuing S 30 deg E, 956 feet to an iron stake and the beginning of the NW corner of the 28.62 acre tract;

Thence N 60 deg E, 2604 feet to an iron stake for the NE corner;

Thence S 30 deg E, 478 feet to an iron stake for the SE corner;

Thence S 60 deg W, 2589 feet to a stake in East line of said road for SW corner;

Thence N 30 deg W, 478 feet with fence line along East line of said public road to the place of beginning and the NW corner, containing 28.62 acres, more or less.