

## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** March 6, 2014

### **Deed of Trust**

**Date:** May 29, 2009

**Grantor:** Frederick A. Cain, Jr. and Rebecca Cain

**Grantor's County:** Navarro

**Beneficiary:** Community National Bank & Trust of Texas

**Substitute Trustee:** David W. Wilson, Jr.

**Recorded on:** May 29, 2009 under Clerk's Document Number 4049, Official Records of Navarro County, Texas.


**Property:** See Exhibit "A" attached hereto.


**Date of Sale of Property:** Tuesday, April 1, 2014 at 10:00 A.M. or within three (3) hours thereafter.

**Place of Sale of Property (including county):** Front steps of the Navarro County Courthouse in Corsicana, Navarro County, Texas.

Because of default in performance of the obligations of the Deed of Trust, Substitute 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 (3) hours after that time period.

2014-43  
FILED FOR RECORD  
AT 1030 O'CLOCK A.M.  
MAR 07 2014  
SHERRY DOWD  
COUNTY CLERK, NAVARRO COUNTY, TEXAS  
BY  DEPUTY

  
\_\_\_\_\_  
DAVID W. WILSON, JR.  
Substitute Trustee

## ACKNOWLEDGMENT

THE STATE OF TEXAS

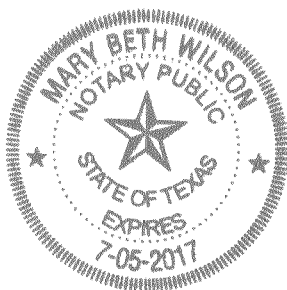
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COUNTY OF NAVARRO

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This instrument was acknowledged before me on the 6<sup>th</sup> day of March 2014, by David W. Wilson, Jr., Substitute Trustee.



*Mary Beth Wilson*

Notary Public, State of Texas

EXHIBIT "A"

All that certain lot, tract, or parcel of land situated in the City of Corsicana, Navarro County, Texas, being all of Lot 2, Block 1124, Woodland Hills Addition No. 2 as shown by the official map of said city and being part of Block 1124-B as shown by plat recorded in Volume 4, Page 29 of the Plat Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows.

BEGINNING on a found 1/2" with cap for the southeast corner of this tract and the above mentioned Lot 2 located on the north line of Dobbins Road;

THENCE with said north line S60°12'29"W 75.01 feet to a found 1" iron pipe for the southwest corner of Lot 2 and the southeast corner of Lot 1;

THENCE N28°20'00"W 150.04 feet to a found 2" pipe post for the northwest corner of Lot 2 and the northeast corner of Lot 1;

THENCE with the south line of Block 1124-B N60°09'26"E 24.23 feet to a found 1" iron pipe for an ell corner of this tract;

THENCE through Block 1124-B N29°54'45"W 315.00 feet to the center line of Post Oak Creek for the northwest corner of this tract; Witness: S29°54'45"E 25.0 feet, a set 1/2" iron rod.

THENCE generally with said center line N84°42'46"E 20.00 feet, S31°15'14"E 76.51 feet and S74°37'05"E 43.85 feet to the northeast corner of this tract; Witness: S29°54'45"E 25.0 feet, a set 1/2" iron rod.

THENCE through Block 1124-B S29°54'45"E 198.90 feet to a found 3/4" iron pipe for the northeast corner of Lot 2 and the northwest corner of Lot 3;

THENCE S28°19'20"E 150.28 feet to the place of beginning and containing 0.55 acres of land.