

2013-148

FILED

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CLERK OF COURTS
NAVARRO COUNTY, TX
DEPUTY

NOTICE OF TRUSTEE'S SALE

Date: August 29, 2013

Deed of Trust:

Date: March 5, 2012

Grantor: Michael L. McMullen and wife, Jackie Kay McMullen

Grantor's County: Navarro

Beneficiary: C. L. Brown, III

Trustee: Monte Cain

Trustee's Address: 321 West 7th Avenue, Corsicana, TX 75110

Recording Information: Document No. 1658, filed March 7, 2012, Official Public Records of Navarro County, Texas

Property: All that certain lot, tract or parcel of land containing 2.191 acres, more or less, situated in the William Allen Survey, A-955, Navarro County, Texas, and being a portion of the 2.182 acre tract of land conveyed to Jackson K. Fox, III and Margie C. Fox by Warranty Deed recorded in Volume 1189, Page 598 of the Deed Records of Navarro County, Texas, and being more fully described on Exhibit "A" attached hereto and incorporated herein for all purposes.

Note:

Date: March 5, 2012

Amount: \$80,500.00

Debtor: Michael L. McMullen and wife, Jackie Kay McMullen


Holder: C. L. Brown, III

Date of Sale of Property (first Tuesday of month): October 1, 2013

Earliest Time of Sale of Property: 10:00 o'clock a.m.

Place of Sale of Property (including county): Courthouse door, main entrance on 3rd Avenue, Navarro County Courthouse, Corsicana, Navarro County, Texas.

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.



MONTE CAIN, Trustee

EXHIBIT "A"

BEING all that certain 2.191 acre parcel of land situated in the WILLIAM ALLEN SURVEY, ABSTRACT NO. 955, Navarro County, Texas, and being a portion of the 2.182 acre tract of land conveyed to Jackson K. Fox, III and Margie C. Fox by Warranty Deed recorded in Volume 1189, Page 598 of the Deed Records of Navarro County, Texas (DRNCT), and being more particularly described as follows:

BEGINNING at a 3/8" iron pipe found in the north line of the 790.8 acre tract of land (Tract 12) conveyed to William Edens Cunningham, Jr. by Warranty Deed recorded in Volume 1274, Page 669, DRNCT for the southwest corner of said Fox Tract;

THENCE N 31°26'15" W (Deed - Bearing Basis Line, Same Distance), along the west line of said Fox Tract, passing at 300.50 feet a 3/8" iron pipe found for witness, in all, a distance of 325.50 feet to a point in Beaton Lake Drive for the northwest of said Fox Tract;

THENCE N 58°30'51" E (Deed - N 58°12'00" E, 336.00 feet), along the north line of said Fox Tract and along Beaton Lake Drive, passing at approximately 246.37 feet the southwest corner of the 0.470 acre tract of land (First Tract) conveyed to Rufus E. Nutt, Sr. by Warranty Deed recorded in Volume 1056, Page 254-F, DRNCT, and passing at approximately 296.37 feet the southeast corner of said 0.470 acre tract, in all, a distance of 337.08 feet to a point for the northeast corner of said Fox Tract and the northwest corner of the 1.158 acre tract of land (Second Tract) conveyed to Rufus E. Nutt, Sr. by Warranty Deed recorded in Volume 1056, Page 254-F, DRNCT;

THENCE S 29°26'00" E (Same as Deed), along the east line of said Fox Tract, passing at 25.00 feet a 3/8" iron rod found for witness, in all, a distance of 247.68 feet to a 3/8" iron rod found in the north line of said 790.8 acre tract for the southeast corner of said Fox Tract and the southwest corner of said 1.158 acre tract;

THENCE along the south line of said Fox Tract and the north line of said 790.8 acre tract as follows:

S 44°02'00" W (Same as Deed), a distance of 87.00 feet to a 3/8" iron rod found for corner; and

S 45°33'04" W (Deed - S 45°05'00" W, 250.00 feet), a distance of 250.63 feet to the PLACE OF BEGINNING, and containing approximately 2.191 acres of land of which 0.1931 acres lie within the road easement, leaving a net of 1.998 acres as surveyed on the ground April 21, 2003 by Walker Land Surveying Company.