

2013-160
FILED FOR RECORD
AT 3:03 O'CLOCK P.M.

SEP 12 2013

SHERRY DOWD
COUNTY CLERK NAVARRO COUNTY, TEXAS
BY _____ DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS, on the 31st day of January, 2004, Gwen Brown executed a Deed of Trust, conveying to James E. Cummins, Trustee, the real estate hereinafter described, to secure Billy E. Bates and Beverly A. Bates, in the payment of a debt therein described, said Deed of Trust being recorded the Records of Navarro County, Texas; and

WHEREAS, Default has occurred in the payment of said indebtedness; and

WHEREAS, the equitable owner and holder of said Note and indebtedness has, pursuant to the terms and provisions contained in the aforementioned Deed of Trust, made legal and timely demand upon the Trustee to sell the real property described herein below and apply the proceeds of such sale upon consummation as provided thereunder in the said Deed of Trust; and

WHEREAS Notice pursuant to Texas Property Code Section 51.02 (d) was given the debtors by certified mail, return receipt requested on August 16, 2013, and no response has been received from the debtors regarding the correcting of the default.

NOW, THEREFORE, PREMISES CONSIDERED, NOTICE IS HEREBY GIVEN, pursuant to the authority conferred upon me by the said Deed of Trust, that on Tuesday, the 1st day of October 2013, between ten o'clock a.m. and four o'clock p.m., I will sell said real estate at the door of the County Court House in Corsicana, Navarro County, Texas, in the area designated by the Commissioners Court for such sales, to the highest bidder for cash.

The said Real Estate is described as follows:

All that certain lot, tract or parcel of land situated in the City of Corsicana, Navarro County, Texas, being Lot No. 8 in Block 1026-A according to the Official map for the said city, and being a lot 65 feet by 178.96 ft.

The said sale will not begin prior to 11:00 a.m. on October 1, 2013, on and upon receipt of the amount of such highest bid in cash, I, in my capacity as trustee, will make due conveyance of the above-described property to the purchaser or purchaser

NOTICE: Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty as a member of the Texas National Guard of the National Guard of another state or a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

This said Notice is being mailed to the Debtors, by Certified Mail, Return Receipt Requested, No. 7011-1570-0002-8880-9704.

WITNESS MY HAND this 9th day of September, 2013



JAMES E. CUMMINS, Trustee

PREPARED IN THE LAW OFFICE OF;
James. E Cummins
1509 North Business 45
Corsicana, Texas 75110
Tel. (903) 872-6671

NOTGbrown