

2014-98

FILED FOR RECORD
AT 3:35 O'CLOCK P.M.

JUL 02 2014

SHERRY DOWD
COUNTY CLERK NAVARRO COUNTY, TEXAS
BY _____ DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS, (buyers) **Juan Tinajera and Veronica Tinajera**, executed that certain Deed of Trust (with Security Agreement and Assignment of Rents), dated **December, 4th, 2009** conveying to Roy Veldman., as Trustee, certain real property described therein to secure the payment of a debt described in said Deed of Trust, said Deed of Trust being recorded in

Document Number **3618**, of the Real Property Records of Navarro County, Texas; and located in the **Cedar Lane** Subdivision, Lot **20**.

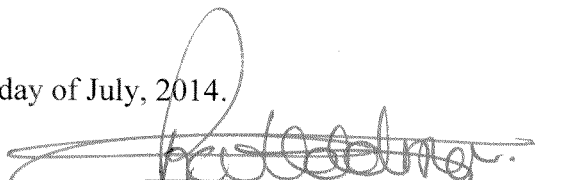
WHEREAS, L.H. Takens, is the legal and equitable owner and holder of the indebtedness secured by said Deed of Trust; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the **5th** day of **August, 2014** between **10:00 o'clock A.M. and 1:00 o'clock P.M.**, I will sell the Land secured by the Deed of Trust at the door of the County Courthouse designated by the Navarro County Commissioner's Court as the location for such sales in Navarro County, Texas, to the highest bidder for cash. The earliest time the sale will begin is **10:00 A.M.** Pursuant to applicable law; the sale will begin at such time or within three hours thereafter.

The Land is located in the County of Navarro, State of Texas, as more particularly described on **Exhibit A** attached hereto and incorporated herein. At the same time all personal property and fixtures to the extent they are covered by said Deed of Trust and applicable to the Land shall be sold.

WITNESS MY HAND this 2nd day of July, 2014.



Roy Veldman, Trustee

Roy Veldman
310 N. 12th Street
Corsicana, TX. 75151-2295
903-875-0050

EXHIBIT A
[Attached]

All that certain lot, tract or parcel of land being Tract 20, 2.04 acres more or less, situated in the Cedar Lane Subdivison, recorded in Plat Cabinet 8, Page 47, Recording Number 7629 of the Plat Records of Navarro County Texas.