

NOTICE OF TRUSTEE'S SALE

DATE: April 1, 2021

DEED OF TRUST

Date: July 20, 2008
Grantor: Alicia Rodriguez
1920 Greenfield Ave.
Fort Worth, TX 76102
Beneficiary: Cindy Leathers
PO Box 423
Centerville, TX 75833

Substitute Trustee: Deborah L. Lemons
PO Box 423
Centerville, TX 75833

2021-23
FILED FOR RECORD
AT 2:21 O'CLOCK P.M.
APR 08 2021
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY KO DEPUTY

Recording Information: Inst. # 00007751, Official Public Records, Navarro County, Texas.

Property: *Tr. 17 of Noll Land Company, being 11.514 acres of land in the W. Smith Survey, A-725, Navarro County, Texas, as more fully described by metes and bounds in Exhibit "A" attached hereto.*

Note

Date: July 20, 2008
Amount: \$21,500.00
Debtor: Alicia Rodriguez
Holder: Cindy Leathers

DATE OF SALE OF PROPERTY: May 4, 2021

EARLIEST TIME OF SALE OF PROPERTY: 12:00 p.m.

LOCATION OF SALE: Corsicana, Texas, at the Navarro County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

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.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.

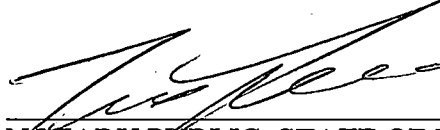

DEBORAH L. LEMONS

(ACKNOWLEDGMENT)

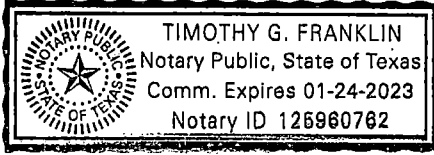
STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on April 1, 2021 by Deborah L. Lemons.



NOTARY PUBLIC, STATE OF TEXAS



Noll Land Company
Tract 17 – 11.514 Acres
W. Smith Survey, A-725
Navarro County, Texas

Fieldnotes to all that certain lot, tract, or parcel of land situated in the W. Smith Survey, A-725, Navarro County, Texas, being 11.514 acres, more or less, and being a part of a called 195.83 acre tract as described in a deed dated August 15, 2007, from David Noll and Beverly S. Noll to C & L Investment Co., and recorded as 2007 Instrument Number 8147, Deed Records, Navarro County, Texas, to which references are hereby made to for any and all purposes. Said tract described as follows, to wit:

Beginning at a ½" iron rod (capped R.P.L.S. 4957) set in the northwesterly margin of CR 2420 for this southeast corner and the southern northeast corner of the referenced tract. Same being in the southwesterly line of a called 230.788 acre tract conveyed to John T. White and Carl S. White by deed of record in Volume 907, Page 360;

THENCE SOUTH 60°20'34" WEST 150.01 feet, along said northwesterly margin and the southerly southeast line of the referenced tract, to a capped ½" iron rod set for a common corner with a 10.415 acre tract described this same date;

THENCE generally in a northwesterly direction with the common line of said 10.415 acre tract, as follows:

NORTH 28°56'58" WEST 241.85 feet to a capped ½" iron rod set for a common "ell" corner,
NORTH 61°03'02" EAST 100.00 feet to a capped ½" iron rod set for a common "ell" corner,
NORTH 28°56'57" WEST 1408.32 feet to a capped ½" iron rod set for a common "ell" corner, and
SOUTH 60°00'00" WEST 209.82 feet to a capped ½" iron rod set for corner. Same being the eastern southeast corner of a 10.812 acre tract describe this same date;

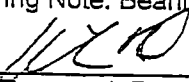
THENCE NORTH 29°08'23" WEST 861.70 feet, with the common line of said 10.812 acre tract, to a capped ½" iron rod set for a common northerly corner of said tracts in the southeasterly line of a 10.180 acre tract described this same date;

THENCE NORTH 60°00'00" EAST, with the southeasterly line of said 10.180 acre tract, passing at 86.47 feet a capped ½" iron rod set for the common southern corner of said 10.180 acre tract and a 10.163 acre tract described this same date, picking up the southerly line of said 10.163 acre tract, passing at 343.06 feet a capped ½" iron rod set for the common southerly corner of said 10.163 acre tract and a 10.167 acre tract described this same date, continuing with the southerly line of said 10.167 acre tract, a total distance of 427.35 feet to a capped ½" iron rod set at a common "ell" corner of the referenced tract and the aforesaid 230.788 acre tract;

THENCE generally in a southeasterly direction, generally along an existing wire fence, with the common line of the referenced tract and said 230.788 acre tract, as follows:

SOUTH 28°54'53" EAST 1033.94 feet to a capped ½" iron rod set at an existing "ell" fence corner of said tracts,
SOUTH 60°00'00" WEST 164.04 feet to a capped ½" iron rod set at an existing "ell" fence corner of said tracts,
and
SOUTH 28°56'58" EAST 1477.06 feet to the Point of Beginning and containing 11.514 acres, more or less, as shown on the accompanying survey plat of even date herewith.

Bearing Note: Bearings are based on a southern line of the referenced tract (centerline of CR 2380 – N60°E).


Kirk Raymond, R.P.L.S. 4957
Groesbeck, Texas
November 9, 2007



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EXHIBIT "A"