

NOTICE OF TRUSTEE'S SALE

2021-63

Date: September 13, 2021

FILED FOR RECORD
AT 11:12 O'CLOCK a.m.

Deed of Trust

SEP 14 2021

Date: July 1, 2020

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

Grantor: Kanfin Jerome Olopuy and Bancy B. Killion

BY [Signature] DEPUTY

Grantor's County: Navarro

Beneficiary: John Scott Hampel

Trustee: David W. Wilson, Jr.

Recorded on: November 10, 2020 under Clerk's Document No. 10407, Official Records of Navarro County, Texas.

Property: All that certain lot, tract or parcel of land being a part of Block 454-A, City of Corsicana, Navarro County, Texas more fully described in Exhibit "A" attached hereto.

Date of Sale of Property (first Tuesday of each month, between 10:00 AM and 4:00 PM):

Tuesday, October 5, 2021 at 11:00 AM.

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

Because of default in performance of the obligations of the deed of trust, the 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 hours after that time.

[Signature]
DAVID W. WILSON, JR., Trustee

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF NAVARRO

This instrument was acknowledged before me on the 13th day of September 2021 by David W. Wilson, Jr., as Trustee.

Nancy G. Smith

Notary Public, State of Texas

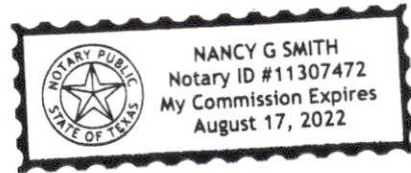


EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the City of Corsicana, Texas, in the Jesus Ortez Survey, A-624, Navarro County and being a part of Block 454-A of the City of Corsicana according to the Official Map of the City of Corsicana, and being the First and Second Tracts described in Deed recorded in Volume 900, Page 783 of the Deed Records of Navarro County, Texas, and being more fully described as follows:

BEGINNING at the northwest corner of Block 454-A, on the south line of Live Oak Avenue, the northwest corner of said First Tract and being a 3/4 inch pipe found for the northwest corner of this tract;

THENCE North 60 degrees 15 minutes 14 seconds East, with the south line of Live Oak Avenue, passing at 49.80 feet a 3/4 inch pipe found at the common north corner of said First and Second Tracts, in all 99.80 feet to the northeast corner of said Second Tract and being a 1/2 inch iron rod set for the northeast corner of this tract;

THENCE South 29 degrees 43 minutes 10 seconds East, with the east line of said Second Tract and generally along a fence, 142.50 feet to the southeast corner of said Second Tract and being a 3/4 inch pipe found for the southeast corner of this tract;

THENCE South 60 degrees 00 minutes 00 seconds West, with the south line of said First and Second Tracts and generally along a fence, 102.60 feet to the southwest corner of said First Tract and being a 1/2 inch pipe found for the southwest corner of this tract;

THENCE North 28 degrees 35 minutes 55 seconds West, with the west line of said First Tract and generally along a fence, 143.00 feet to the point of beginning and containing 14445 square feet of land, more or less.