

NOTICE OF TRUSTEE'S SALE

DATE: January 31, 2022

DEED OF TRUST

Date: April 1, 2014

Grantor: Donald W. Sharp
1175 SW CR 2348
Richmond, TX 76681

Beneficiary: Timothy W. Coffey
PO Box 423
Centerville, TX 75833

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

2022-11
FILED FOR RECORD
AT 8:59 O'CLOCK A M.
FEB 01 2022
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY KO DEPUTY

Recording Information: Deed of trust recorded under Document No. 00003115 of the Official Public Records of Navarro County, Texas, transferred by instrument recorded in Document No. 00004040, of the Official Public Records of Navarro County, Texas.

Property: *20.00 acres of land, being TRACT TWENTY-THREE A (23-A), of RICHLAND LAND COMPANY, SECTION II, a subdivision in Navarro County, Texas, according to the map or plat thereof recorded in Volume 7, Pages 29 & 30 of the Map and Plat Records of Navarro County, Texas.*

Note

Date: April 1, 2014

Amount: \$48,500.00

Debtor: Donald W. Sharp

Holder: Timothy W. Coffey

DATE OF SALE OF PROPERTY: March 1, 2022

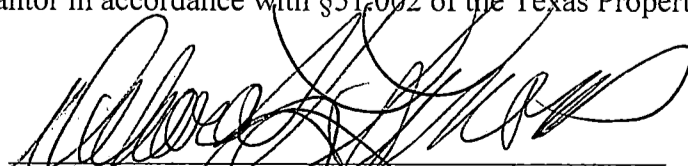
EARLIEST TIME OF SALE OF PROPERTY: 10:00 AM

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.

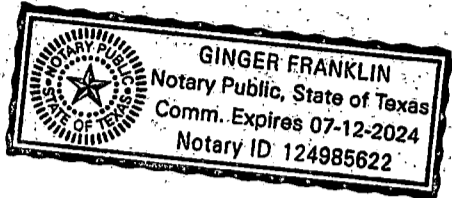

DEBORAH L. LEMONS

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on January 31, 2022 by Deborah L. Lemons.




NOTARY PUBLIC, STATE OF TEXAS