

NOTICE OF TRUSTEE'S SALE

Date: August 15, 2023

2023-053

Deed of Trust

Date: March 29, 2017

FILED FOR RECORD
AT 10:52 O'CLOCK A.M.

Grantor: MARY M. PARKS, a single woman

AUG 15 2023

Grantor's County: Navarro County, Texas

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY: *Sherry Dowd* DEPUTY

Lender: INCOMMONS BANK, N.A.

Trustee: GREG STUBBS

Recording Information: Document No. 00002303, Real Property Records of
Navarro County, Texas

Property:

Being 23.05 acres of land, part of the Patience Howard Survey, Abstract 352, lying and situated in Navarro County, Texas, about 13.8 miles N 85° W from Corsicana, the county seat. The said 23.05 acre tract also being all of that certain tract of land described as 23.05 acres in the contract of sale and purchase from Veterans Land Board of Texas to Jerry Bland Hill dated May 11, 1993, recorded in Volume 1266, Page 312 of the Official Public Records, Navarro County, Texas. The said 23.05 acre tract being more particularly described in metes and bounds as follows:

BEGINNING at a found 1 inch steel pipe for a corner at the northeast corner of said 23.05 acre tract lying in the westerly right-of-way line of F.M. Highway 55;

THENCE South 28 degrees 04 minutes 22 seconds East 180.28 feet (South 28 degrees 07 minutes 00 seconds East 180.02 feet deed call) along the westerly line of said highway to a 5/8 inch iron rod found at the east southeast corner of said 23.05 acre tract;

THENCE South 60 degrees 01 minutes 53 seconds West 670.81 feet (South 60 degrees 00 minutes 18 seconds West 671.11 feet deed call) generally along a fence to a 5/8 inch iron rod found for a corner an inside ell corner of said 23.05 acre tract;

THENCE South 28 degrees 04 minutes 27 seconds East 324.79 feet (South 28 degrees 07 minutes 12 seconds East 324.60 feet deed call) generally along a fence to a 5/8 inch iron rod found for a corner the southeast corner of said 23.05 acre tract;

THENCE South 59 degrees 59 minutes 47 seconds West 1736.15 feet (South 59 degrees 59 minutes 26 seconds 1736.15 feet deed call) generally along a fence to a 5/8 inch iron rod found the southwest corner of said 23.05 acre tract;

THENCE North 30 degrees 03 minutes 14 seconds West 507.062 feet (North 30 degrees 05 minutes 51 seconds 507.11 feet) generally along a fence to a 1 inch steel pipe found for a corner the northwest corner of said 23.05 acre tract;

THENCE North 60 degrees 03 minutes 35 seconds East (bearing base line) 2424.42 feet (North 60 degrees 03 minutes 35 seconds East 2424.69 feet deed call) generally along a fence to the point of beginning and containing **23.05 acres** land more or less.

Note

Date: March 29, 2017

Amount: FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000.00)

Grantor: MARY M. PARKS, a single woman

Lender: INCOMMONS BANK, N.A.

Date of Sale of Property: September 5, 2023

Earliest time of Sale of Property: 10:30 a.m.

Place of Sale of Property: Front entrance of Navarro County Courthouse located at 300 W. 3rd, Corsicana, Navarro County, Texas.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATION GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATE, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Notice is given that on the September' 5, 2023, Trustee will offer the Property for sale at public auction at the Front entrance of Navarro County Courthouse located at 300 W. 3rd, Corsicana, Navarro County, Texas.to the highest bidder for cash "AS IS". The sale will begin at the 10:30 am or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



GREG STUBBS, TRUSTEE

STATE OF TEXAS

COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 15th day of August, 2023, by GREG STUBBS, and in the capacity therein stated.



NOTARY PUBLIC, STATE OF TEXAS

