

2018-92
FILED FOR RECORD
AT 11:17 O'CLOCK A. M.

SEP 07 2018

THE STATE OF TEXAS §
THE COUNTY OF NAVARRO §

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

1. **Property to be Sold.** The property to be sold is certain real property located in Navarro County, Texas and more fully described as:

All that certain lot, tract or parcel of land described as Lot 13, in Block 1168 to the City of Corsicana, Navarro County, Texas, commonly known as 608 Oakridge Circle, Corsicana, Texas; (the "Property").

This conveyance will be made subject to any exceptions referenced in the Contract for Sale, to the extent the same are still in effect and shall not cover any property that has been released from the liens of the Contract for Sale.

2. **Date, Time and Place of Sale.** The sale is scheduled to be held at the following date, time and place:

- Date:** October 2, 2018.
- Time:** Between the hours of 10:00 a.m. and 1:00 p.m. The sale shall commence at no earlier time than 10:00 a.m. or within three (3) hours thereafter.
- Place:** In the area of the Courthouse of Navarro County, Corsicana, Texas, designated by the commissioners court of such county where sales of real property under a power of sale are to take place (as such designation is recorded in the real property records of such county).

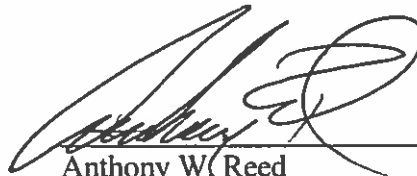
3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of sale for the property being sold. The Property will be sold "as is", "where is" and "with all faults" of whatever nature or kind. No warranty or representation of any kind is made regarding the property.

4. **Type of Sale.** The sale is a non-judicial lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by a Contract for Sale as assumed by Steve Longan. The Contract for Sale is dated February 4, 2005 and filed in the Office of the County Clerk of Navarro County, Texas, under Document Number 00001777, under Volume 1741, page 409 of the Real Property Records of Navarro County, Texas.

5. **Obligations Secured.** The Contract of Sale provides that it secures payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note executed by Steve Longan in the original principal sum of \$54,000.00, payable to the order of Norma Gayle Magette. Norma Gayle Magette is the current owner and holder of the Obligations and is the Beneficiary under the Contract for Sale/Promissory Note and is referred to herein as the "**Beneficiary.**"

6. **Default and Request to Act.** Default has occurred under the Agreement and the Beneficiary has requested me, as the Substitute Trustee to conduct this sale. Notice is given that prior to the sale Beneficiary may appoint another person as a Substitute Trustee to conduct the sale.

Dated: September 6, 2018

A handwritten signature in black ink, appearing to read 'Anthony W. Reed', is written over a horizontal line.

Anthony W. Reed
Substitute Trustee
3245 W. Main Street, Ste 235-346
Frisco, Texas 75034