

2019-50

**NOTICE OF FORECLOSURE SALE**

FILED FOR RECORD  
AT 3:02 O'CLOCK P.M.

MAY 06 2019

SHERY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
DEPUTY

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

1. **Property To Be Sold.** The property to be sold is described as follows:

All that certain lot, tract or parcel of land in Block 523, in the City of Corsicana, Navarro County, Texas, more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

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

Date: June 4, 2019

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: Navarro County Courthouse, at the following location: Front entrance of the Navarro County Courthouse 300 W. 3rd Avenue, Corsicana, Texas.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.

3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Charles Bryant, II and Savannah Bryant. The Deed of Trust is dated October 6, 2014, and is recorded in Instrument No. 7202 (2014) of the Official Public Records of Navarro County, Texas.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$60,000.00, executed by Charles Bryant, II and Savannah Bryant, and payable to the order of Barbara S. Moe; and (2) all modifications, renewals and extensions of the note. Barbara S. Moe is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: May 3, 2019

  
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Barbara S. Moe, Trustee

EXHIBIT "A"

0.153 Acre  
Block 523  
Corsicana, Texas

All that certain lot, tract, or parcel of land, being 0.153 acre situated in Block 523, in Corsicana, Texas, and being the same tract conveyed by deed from Autry C. Stephens and wife, Linda C. Stephens to Shannon E. Norch, December 10, 1996, and recorded in Volume 1359 Page 128, in the Deed Records of Navarro County, Texas. Said 0.153 acre is more fully described as follows;

Beginning at a 1" rod found for corner, in the west corner of this tract and Block 523, and in the intersection of the southeast line of West Sycamore Avenue and the northeast line of North 26th. Street;

Thence north 58 degrees 19 minutes 43 seconds east along the northwest line of Block 523, and the southeast line of West Sycamore Avenue a distance of 48.70 feet to a  $\frac{1}{2}$ " pipe found for corner;

Thence south 30 degrees 33 minutes 06 seconds east a distance of 135.00 feet to a 2" iron fence corner found;

Thence south 58 degrees 21 minutes 53 seconds west a distance of 50.00 feet to a  $\frac{1}{2}$ " rod set for corner, in the northeast line of North 26th. Street;

Thence north 30 degrees 00 minutes 00 seconds west (base bearing as per Norch deed), and along the northeast line of North 26th. Street a distance of 135.00 feet to the place of beginning and containing 0.154 acre of land.