

## NOTICE OF TRUSTEE'S SALE

**DATE:** August 8, 2019

### DEED OF TRUST

**Date:** May 25, 2014  
**Grantor:** Hermenegildo H. Segura  
Nancy G. Segura  
2737 Custer Dr.  
Dallas, TX 75216  
**Beneficiary:** Jimmy McHaney  
PO Box 423  
Centerville, TX 75833

2019 - 86  
**FILED FOR RECORD**  
AT 11:55 O'CLOCK a M.  
AUG 09 2019  
SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY [Signature] DEPUTY

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

**Recording Information:** Doc.# 00004461, Official Public Records, Navarro County, Texas.

**Property:** *Tr. 2 of Blooming Grove Land Company, LLC, being 10.30 acres of land in the Joseph Knott Survey, A-456 in Navarro County, Texas, as more fully described by metes and bounds in Exhibit "A" attached hereto.*

### Note

**Date:** May 25, 2014  
**Amount:** \$36,000.00  
**Debtor:** Hermenegildo H. Segura and Nancy G. Segura  
**Holder:** Jimmy McHaney

**DATE OF SALE OF PROPERTY:** September 3, 2019

**EARLIEST TIME OF SALE OF PROPERTY:** 11:00 a.m.

**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.

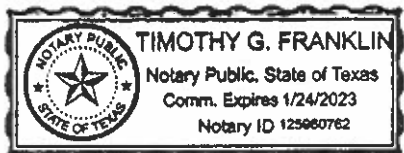
  
\_\_\_\_\_  
DEBORAH L. LEMONS

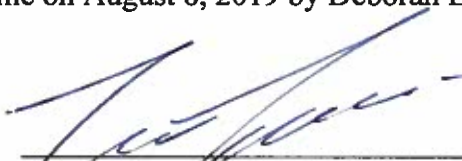
(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on August 8, 2019 by Deborah L. Lemons.



  
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NOTARY PUBLIC, STATE OF TEXAS

**BEING** 10.30 acres, more or less, situated in the Joseph Knott Survey, A-456, Navarro County, Texas, and being part of that certain called 52.00 acre tract described in a deed from Alan Ray Macik to Blooming Grove Land Company, LLC, dated October 31, 2013, and recorded in Document No. 201309122, Deed Records, Navarro County, Texas. Said 10.30 acres to be more particularly described by metes and bounds as follows:

**BEGINNING** at a ½" iron rod (set with cap marked "C-TEX") in the northwestern line of the referenced tract, being the southwestern line of the residue of a called 127.5 acre tract described in Document No. 200712332, and being the northeastern corner of a 10.20 acre tract, Tract 1, surveyed this same date. From said point, a ½" iron rod at the northwestern corner of the referenced tract bears South 59° 34' 46" West 375.54 feet;

**THENCE NORTH 59° 34' 46" EAST 369.34 feet**, with the common line of the referenced tract and the residue of said 127.5 acre tract, to a capped ½" iron rod set for the northwestern corner of a 10.40 acre tract, Tract 3, surveyed this same date;

**THENCE SOUTH 30° 25' 15" EAST 1214.77 feet**, to a point in the centerline of NW County Road 4080 for the southwestern corner of Tract 3 and being in the southeastern line of the referenced tract. From said point, a capped ½" iron rod set for reference at a fence bears North 30° 25' 15" West 23.00 feet;

**THENCE SOUTH 59° 34' 45" WEST 369.34 feet**, with the southeastern line of the referenced tract and along the centerline of said road, to a point for the southeastern corner of Tract 1. From said point, a ½" iron rod set for reference at a fence bears North 30° 25' 15" West 28.00 feet;

**THENCE NORTH 30° 25' 15" WEST 1214.77 feet**, back to the place of beginning and containing 10.30 acres, more or less, as shown on the accompanying survey plat of even date herewith.

Bearings are based on the Texas State Plane Coordinate System NAD83, North Central Zone, as derived by GPS observations.

*Matt Franks*

Matt Franks, R.P.L.S. 6263  
C-Tex Surveying & Mapping  
November 20, 2013  
File: H:2013/13056/13056 -Tract 2



EXHIBIT A