

2021-25

FILED FOR RECORD  
AT 3:46 O'CLOCK P.M.

**NOTICE OF FORECLOSURE SALE**

APR 12 2021

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS

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

BY Ja DEPUTY

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

**All that certain lot, tract or parcel of land being Lot No. 7, and containing approximately 30.02 acres, more or less, and situated in Navarro County, Texas and being more particularly described on 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: May 4, 2021

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 at 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 refiling 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.

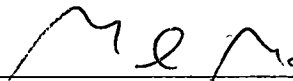
4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Beatriz Rivera Felix. The Deed of Trust is dated September 27, 2019, and is recorded in Instrument No. 7632 (2019) 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 \$135,135.00, executed by Beatriz Rivera Felix, and payable to the order of Hugh M. Moore 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 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: April 12, 2021

  
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Michael H. Moe, Trustee

FIELD NOTES

MOORE TRACT  
30.02 ACRES  
TRACT 7

DAVID W. CAMPBELL SURVEY  
ABSTRACT 140

NAVARRO COUNTY

All that certain lot, tract, or parcel of land situated in the David W. Campbell Survey Abstract 140, Navarro County, Texas, and being part of a called 141.11 acre tract described by deed recorded in Instrument 2019-00007398 of the Deed Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod for the southeast corner of this tract being S46°40'42"W 485.27 feet from the most southerly east corner of the above mentioned 141.11 acre tract located on the northwest R.O.W. of F.M. Highway 744;

THENCE with said R.O.W. S46°40'42"W 610.99 feet to the southwest corner of this tract;

THENCE N44°09'05"W 2106.84 feet to a set 1/2" iron rod for the northwest corner of this tract;

THENCE N58°54'39"E 420.89 feet to a set 1/2" iron rod for the most northerly northeast corner of this tract;

THENCE S33°17'37"E 426.80 feet to a set 1/2" iron rod for an ell corner of this tract;

THENCE N60°14'11"E 516.67 feet to a set 1/2" iron rod for the most easterly northeast corner of this tract;

THENCE S35°41'23"E 1489.23 feet to the place of beginning and containing 30.02 acres of land.

SURVEYOR'S CERTIFICATION

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above field notes and plat of even date represent the results of an on the ground survey made under my direction and supervision and the dimensions shown are true and correct to the best of my knowledge and belief.

WITNESS MY HAND AND SEAL, this the 23rd day of September, 2019.



Mark Ferrell  
Registered Professional Land Surveyor  
Number 4373  
Firm No. 10019900

STATE OF TEXAS  
COUNTY OF NAVARRO  
I hereby certify that this instrument was  
filed on the date and time stamped hereon by me and  
was duly recorded and stamped hereon by me.  
Sep 27, 2019

Sherry Dowd, COUNTY CLERK  
Navarro County

Filed for Record in:  
Navarro County  
On: Sep 27, 2019 at 04:06P  
As a  
Recordings  
Document Number: 00007631  
Amount: 38.00  
Receipt Number - 94249  
By:  
Debbie Robinson