

GONW HOLDINGS LLC, Noteholder
August REI LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Valentino Luna
Florencio Calixto
604 E 16th Ave
Corsicana, TX 75110

Sent via regular mail and CMRR # 9171 9690 0935 0262 8038 42 on 7/12/2021.

2021-04
FILED FOR RECORD
AT 4:45 O'CLOCK P.M.
JUL 12 2021
SHERRY POWD, County Clerk
NAVARRO COUNTY, TEXAS
BY _____ DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS Valentino Luna and Florencio Calixto executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Navarro County, Texas and is recorded under Clerk's File/Instrument Number 00002909, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 3rd day of August, 2021.

Time: The sale shall begin no earlier than 1:00 PM or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Navarro County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

ALL OF LOT NO. 9 AND THE EAST 1/2 OF LOT NO. 10, ALL IN BLOCK 88 PF H & TC RAILROAD ADDITION TO THE CITY OF CORSICANA, TEXAS AND BEING THE SAME LAND DESCRIBED AS THE SECOND TRACT IN A WARRANTY DEED FROM MERRILL B. ORANSKY TO FRANK BORSELLINO IN A WARRANTY DEED DATED APRIL 22, 1971, RECORDED IN VOLUME 796, PAGE 57, OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS, REFERENCE TO WHICH IS HEREBY MADE FOR ALL NECESSARY PURPOSES.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, Sarah Dill, 4016 Gateway Dr., Suite 130, Colleyville, TX 76034.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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 NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES. PLEASE SEND WRITTEN NOTICE OF THE ACTIVE MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

Ghrist Law Firm PLLC



Sarah Dill, Substitute Trustee
4016 Gateway Dr., Suite 130
Colleyville, TX 76034
(817) 778-4136