

Notice of Foreclosure Sale

November 2, 2021

2021-67

FILED FOR RECORD

AT 2:06 O'CLOCK P.M.

SEP 23 2021

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

BY JO DEPUTY

Deed of Trust ("Deed of Trust"):

Dated: June 10, 2006

Grantor: Jose A. Vela and Maria L. Vela

Trustee: Ross Massengill

Lender: Cornerstone Land, Ltd.

Recorded in: Instrument Number 6612 (2006) of the real property records of
Navarro County, Texas.

Legal Description: All that certain lot, tract or parcel of land being Lot F, 10.01 acres
in the William Weaver and Henry Hubble Surveys, Navarro
County, Texas more particularly described as follows:

All that certain lot, tract or parcel of land lying and situated in the
Henry Hubble Survey, Abstract 351, Navarro County, Texas, and
being a part of that certain tract of land described as the Second
Tract in the deed from F. Max Watts and Shirley Faye Watts to
Farmers Home Administration (hereinafter referred to as Tract 2)
dated March 29, 1994, recorded in Volume 1294, Page 676 of the
Deed Records of Navarro County, Texas, and being more
particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set for a corner lying in the
east right of way line of Farm to Market Highway 639, said corner
bears South 30 degrees 00 minutes 00 seconds East, 2393.75 feet
from an axle found for a control monument at the intersection of
the north line of that certain tract of land described as the First
Tract in the deed from F. Max Watts and Shirley Faye Watts to
Farmers Home Administration dated March 29, 1994, recorded in
Volume 1294, Page 676 of the Deed Records of Navarro County,
Texas, and the east right of way line of the said Highway;

THENCE North 61 degrees 00 minutes 43 seconds East, 911.18
feet to a 5/8 inch iron rod set for a corner;

THENCE South 30 degrees 00 minutes 00 seconds East, 478.75
feet to a 5/8 inch iron rod set for a corner;

THENCE South 61 degrees 00 minutes 43 seconds West, 911.18 feet to a 5/8 inch iron rod set for a corner lying in the east right of way line of the said Highway;

THENCE North 30 degrees 00 minutes 00 seconds West, 478.75 feet along the east right of way line of the said Highway and generally along a fence to the point of beginning and containing 10.01 acres of land more or less.

Secures: Promissory Note ("Note") in the original principal amount of \$63,000.00, executed by Jose A. Vela and Maria L. Vela ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Foreclosure Sale:

Date: Tuesday, November 2, 2021

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: Front Steps of the Navarro County Courthouse, 300 West Third Avenue, Corsicana, Navarro County, Texas, or as designated by the Commissioners Court.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Cornerstone Land, Ltd.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Cornerstone Land, Ltd., the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Cornerstone Land, Ltd.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Cornerstone Land, Ltd.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of

Sale described above, the Deed of Trust, and applicable Texas law.

If Cornerstone Land, Ltd. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Cornerstone Land, Ltd.. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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 duty military service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



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