

NOTICE OF FORECLOSURE SALE

FEB 07 2022

Notice is hereby given of a public nonjudicial foreclosure sale.

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY *Rachel Jones* DEPUTY

1. Deed of Trust. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

Date: September 26, 2008
Grantors: Jeffrey Robinson and Vickie Robinson
Beneficiary: VeraBank, N.A.
Substitute Trustee: Scott A. Ritcheson, and/or Douglas A. Ritcheson, and/or Charles E. Lauffer, Jr., and/or Lance Vincent
Recording Information: Deed of Trust recorded Clerk's File No. 2008-00009231 in the Official Public Records of Navarro County, Texas.

2. Property to be Sold. The property to be sold (the "Property") is described as follows:

All that certain lot, tract or parcel of land situated in Navarro County, Texas, being more particularly described in the Deed of Trust and on what is attached hereto as Exhibit "A" and made a part hereof for all purposes.

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

Date: **March 1, 2022**
Time: The sale shall begin no earlier than 10:00 a.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 1:00 p.m.
Place: Navarro County Courthouse in Corsicana, Texas, at the following location:

In the area of such Courthouse designated by the Navarro County Commissioners' Court as the area where foreclosure sales shall

take place, or, if no such area has been designated, then at the front steps of the Navarro County Courthouse in 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.

4. 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 date the property is sold.

The sale will be made expressly subject to unpaid ad valorem taxes and 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 other 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.

A purchaser at the sale of the Property “acquires the Property ‘AS IS’ without any expressed or implied warranties” (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property “at the purchaser’s

own risk.” TEXAS PROPERTY CODE §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.


5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Jeffrey Robinson and Vickie Robinson. The deed of trust is dated September 26, 2008, and is recorded in the office of the County Clerk of Navarro County, Texas, under Clerk’s File No. 2008-00009231, in the Official Records of Navarro County, Texas.

6. 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 September 26, 2008 promissory note in the original principal amount of \$183,000.00, executed by Jeffrey Robinson and Vickie Robinson, and payable to the order of VeraBank, N.A.; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). VeraBank, N.A. 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 or to the beneficiary, VeraBank, N.A., Attention: Rick Sanders, telephone (254) 562-5396, ext. 2604.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has asked 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.

2
DATED: February 1, 2022.



SCOTT A. RITCHESON, Substitute Trustee
821 ESE Loop 323, Suite 530
Tyler, Texas 75701
Tel: (903) 535-2900
Fax: (903) 533-8646

Notice to Members of the Armed Forces of the United States:

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.

EXHIBIT "A"

All that certain lot, tract, or parcel of land, being 10.000 acres situated in the John Taylor Survey, Abstract No. 11, in Navarro County, Texas, and being part of a 365.000 acres tract conveyed in deed from Johnnye Cynthia Stanton, Independently and as Executrix of the Estate of J. C. Moore, Deceased, to J & J Robinson Ventures, LLC, dated November 29, 2006, and recorded in Document Number 12418, in the Official Public Records of Navarro County, Texas. Said 10.000 acres are more fully described as follows;

Beginning at a T-post previously set for the east corner of the 365.000 acres tract and in the intersection of the west right-of-way of Farm Road 709 and the northwest right-of-way of Farm Road 2452;

Thence north 75 degrees 36 minutes 15 seconds west along the right-of-way of Farm Road 2452 a distance of 105.40 feet to a T-post previously set at the beginning of a curve to the right;

Thence along the right-of-way and curve which has a radius of 2,952.43 feet, a central angle of 05 degrees 33 minutes 36 seconds, a tangent of 143.36 feet, a chord of north 72 degrees 49 minutes 27 seconds west 286.39 feet and an arc length of 286.50 feet to a T-post previously set at the end of the curve;

Thence north 70 degrees 02 minutes 39 seconds west along the right-of-way a distance of 172.79 feet to a T-post set for corner;

Thence north 28 degrees 41 minutes 32 seconds east a distance of 209.65 feet to a T-post set for corner;

Thence north 70 degrees 02 minutes 39 seconds west a distance of 207.21 feet to a T-post set for corner;

Thence north 28 degrees 41 minutes 32 seconds east a distance of 814.83 feet to a T-post set for corner;

Thence south 35 degrees 09 minutes 18 seconds east a distance of 398.76 feet to a T-post set for corner;

Thence south 28 degrees 41 minutes 32 seconds west a distance of 184.24 feet to a T-post set for corner;

Thence south 19 degrees 59 minutes 12 seconds east a distance of 458.17 feet to a T-post set for corner in a boundary of the 365.00 acres tract and in the west right-of-way of Farm Road 709;

Thence south 14 degrees 23 minutes 45 seconds west along the right-of-way a distance of 228.10 feet to the place of beginning and containing 10.000 acres of land.