

2022-37

NOTICE OF FORECLOSURE SALE

July 5, 2022

FILED FOR RECORD
AT 2:00 O'CLOCK P M.

JUL 07 2022

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

DEED OF TRUST ("Deed of Trust"):

Dated: January 19, 2016
Grantor: **TONY CHOUNLAMANY**
Trustee: **TONY BOYKIN**
Lender: **WORTHAM LAND COMPANY, LLC, and as thereafter Transferred and Assigned to J & B ELLIS PROPERTY INVESTMENTS LLC.**

Recorded in: Clerk's Document Number 00000635 of the real property records of Navarro County, Texas

Legal Description: TRACT FOURTEEN (14) of WORTHAM LAND COMPANY, LLC, a Texas limited liability company, being 10.21 acres of land in the JACOB ALLBRACHET SURVEY, A-38 in Navarro County, Texas, as more fully described by metes and bounds in Exhibit "A" attached hereto

Secures: REAL ESTATE LIEN NOTE ("Note") in the original principal amount of \$37,500.00, executed by TONY CHOUNLAMANY ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Substitute Trustee: GEORGE M. ROBINSON

Substitute Trustee's Address: 129 South Mount, Fairfield, TX, 75840

Foreclosure Sale:

Date: Tuesday, August 2, 2022

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: South Entrance Navarro County Courthouse, Corsicana, Texas

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 J & B ELLIS PROPERTY INVESTMENTS, LLC'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, J & B ELLIS PROPERTY INVESTMENTS, LLC, 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 J & B ELLIS PROPERTY INVESTMENTS, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with J & B ELLIS PROPERTY INVESTMENTS, LLC'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 J & B ELLIS PROPERTY INVESTMENTS, LLC 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.

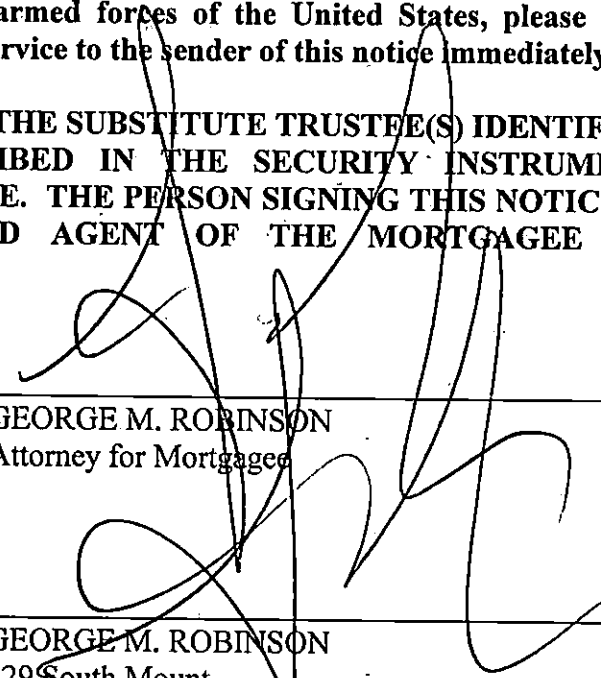
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 J & B ELLIS PROPERTY INVESTMENTS, LLC. 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.



GEORGE M. ROBINSON
Attorney for Mortgagee

GEORGE M. ROBINSON
129 South Mount
Fairfield, TX 75840
Telephone (903) 389-2203
Telecopier (903) 389-4542

Exhibit A

Williford Land Surveying
P. O. Box 1266 • Mexia, Texas 76667
Ph: 254-562-2837 • Fx: 254-562-2867
Clint Williford RPLS#5973

Legal Description

For Wortham Land Company, LLC
Jacob Allbrachet Survey, Abstract No. 38
Navarro County, Texas

10.21 Acres Tract 14

All that certain lot, tract or parcel of land, part of the Jacob Allbrachet Survey, Abstract No. 38, Navarro County, Texas and being part of that certain called 142.284 acre tract described in a deed to Wortham Land Company, LLC from Anna Jan Edgar Moore on May 30, 2014 and recorded in Document No. 00003846 of the Official Records of Navarro County, Texas and being more completely described as follows, to-wit:

BEGINNING at a ½" iron rod (found) capped "DCA, Inc." for the South corner of the above mentioned 142.284 acre tract, the South corner of the Jacob Allbrachet Survey, Abstract No. 38, an ell corner of a called 123.69 acre tract conveyed to Gabriel Aceves et ux on May 28, 2009 in Document No. 00004112, the West corner of the W.M. Shelton Survey, Abstract No. 900 and being the East corner of the Noble M. Anderson Survey, Abstract No. 24, from which a fence corner bears North 50 deg. 13 min. West - 4.2 ft.:

THENCE North 30 deg. 06 min. 04 sec. West with the Southwest line of the 142.284 acre tract, the Southwest line of the Jacob Allbrachet Survey, the northerly Northeast line of the 123.69 acre Aceves tract and the Northeast line of the Noble M. Anderson Survey, a distance of 698.49 ft. to a ½" iron rod (set) for the West corner of this tract and being the South corner of a 10.17 acre Tract 13;

THENCE North 59 deg. 34 min. 15 sec. East across the 142.284 acre tract and with the Southeast line of the 10.17 acre Tract 13, a distance of 904.59 ft. to a ½" iron rod (set) for the Southeast corner of same, the Northeast corner of this tract, in a East line of the 142.284 acre tract, in the West right-of-way of State Highway No. 14 and being in a curve to the right;

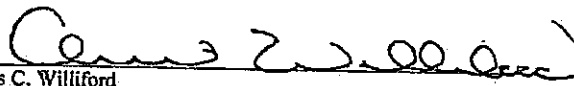
THENCE in a southwesterly direction with a East line of the 142.284 acre tract, the West right-of-way of State Highway No. 14 and said curve to the right, a distance of 716.16 ft. which has a radius of 5,679.57 ft. and a long chord of South 07 deg. 55 min. 56 sec. West - 715.68 ft. to a ½" iron rod (set) for the p.t. of said curve;

THENCE South 11 deg. 32 min. 41 sec. West with the southerly East line of the 142.284 acre tract and continuing with the West right-of-way of State Highway No. 14, a distance of 186.25 ft. to a ½" iron rod (set) for the southerly Southeast corner of the 142.284 acre tract, in the Southeast line of said Jacob Allbrachet Survey, in the easterly Northwest line of said 123.69 acre Aceves tract and being in the Northwest line of said W.M. Shelton Survey, from which a ½" iron rod (found) capped "DCA, Inc." bears North 59 deg. 45 min. 57 sec. East - 9.24 ft.;

THENCE South 59 deg. 45 min. 57 sec. West with the southerly Southeast line of the 142.284 acre tract the Southeast line of the Jacob Allbrachet Survey, the easterly Northwest line of the 123.69 acre Aceves tract and the Northwest line of the W.M. Shelton Survey, a distance of 339.87 ft. to the place of beginning and containing 10.21 acres of land..

The bearings recited herein are based on G.P.S. observation.

I James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the legal description hereon was prepared from an actual survey made on the ground under my direction and supervision.


James C. Williford
Registered Professional Land Surveyor No. 5973
June 13, 2014
Job No. 14-074(14)
Plat accompanies legal description

