

2022-56

FILED FOR RECORD
AT 12:32 O'CLOCK P.M.

OCT 03 2022

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

BY [Signature] DEPUTY

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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 deed of trust:

Date: May 7, 2004

Grantor: Church of the Living God C.W.F.F. Temple 330, a Texas non-profit organization.

Beneficiary: Corsicana Preservation Foundation, Inc., a Texas non-profit corporation. (assignee of Christian Methodist Episcopal Church Dallas/Fort Worth Region.

Recording Information: Deed of Trust dated May 7, 2004, and recorded in Book 1696, Page 0444 of the real property 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 LOCATED AND SITUATED IN THE CITY OF CORSICANA, BEING 50 FT. X 140 FT., DESCRIBED AS LOT FOUR (4), BLOCK 148, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, HAVING A COMMON ADDRESS OF 917 EAST FIFTH AVENUE, CORSICANA, TEXAS 75110 (NOW 915 G.W. JACKSON AVENUE, CORSICANA, TEXAS 75110).

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

Date: Tuesday November 1, 2022

Time: 10:00 A.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 south entrance of the Navarro County Courthouse.

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 reporting 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 J.D. Morgan on behalf of and as representative of the Church of the Living God C.W.F.F. Temple 330, a Texas non-profit organization. The deed of trust is dated May 7, 2004, and is recorded in the office of the County Clerk of Navarro County, Texas, under Clerk's File No. 2004-005195, in the Official Public 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 May 7, 2004 promissory note in the original principal amount of \$18,000.00, executed by J.D. Morgan on behalf of and as representative of the Church of the Living God C.W.F.F. Temple 330, a Texas non-profit organization, and payable to the order of the Corsicana Preservation Foundation, Inc. (assignee of Christian Methodist Episcopal Church Dallas/Fort Worth Region.); (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. The Corsicana Preservation Foundation, Inc. is the current owner and holder of the Obligations and is the assignee of the beneficiary under the deed of trust.

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 as substitute trustee to conduct the sale.

8. **Substitute Trustee(s) Appointed to Conduct Sale** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the owner and lienholder has named and appointed, and by these presents does name and appoint Enoch Basnett, Substitute Trustee to act under and by virtue of said Deed of Trust.

DATED: September 28, 2022.



Enoch Basnett
Substitute Trustee
Attorney For:
Corsicana Preservation Foundation, Inc.
The Basnett Law Firm, P.C.
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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.