

NOTICE OF FORECLOSURE SALE

2022-76
FILED FOR RECORD
AT 8:48 O'CLOCK A.M.

DEC 02 2022

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

BY K0 DEPUTY

All that certain tract or parcel of land, situated and being in the City of Corsicana, Navarro, County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

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

Date: January 3, 2023

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 P.M.

Place: Navarro County Courthouse, at the following location: Front entrance of the Navarro County Courthouse at 300 W. 3rd Avenue, 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 refileing may be after the date originally scheduled for this sale.

3. 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 day the property is sold.

The 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 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Vassie Lane. The Deed of Trust is dated November 13, 2015, and is recorded in Instrument No. 00008358

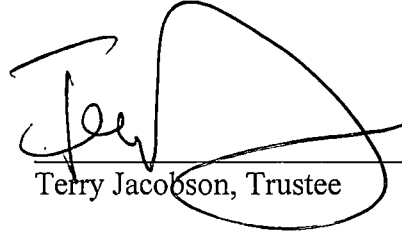
of the Official Public Records of Navarro County, Texas.

5. 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 promissory note in the original principal amount of \$25,000.00, executed by Vassie Lane, and payable to the order of Monty Hargrave, 1116 W. 3rd Avenue, Corsicana, Texas 75110; and (2) all modifications, renewals and extensions of the note. Monty Hargrave 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.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: December 2, 2022



Terry Jacobson, Trustee

EXHIBIT "A"

TRACT ONE:

All that certain lot, tract, or parcel of land situated in the City of Corsicana, Navarro County, Texas, being a part of Block 232 as shown by the official map of said city, and being the same tract described by deed recorded in Volume 1307, Page 819 of the Deed Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows:

BEGINNING on a found 2" iron pipe fence corner for the northwest corner of the above mentioned tract and this tract located on the northeast line of 10th Street,

THENCE N60°00'00"E 135.66 feet to a set ½" iron rod for the most northerly northeast corner of this tract;

THENCE S30°00'00"E 50.00 feet to a set ½" iron rod for an ell corner of this tract;

THENCE N60°00'00"E 55.00 feet to a set ½" iron rod for an ell corner of this tract;

THENCE S30°00'00"E 50.00 feet to a set ½" iron rod for an ell corner of this tract;

THENCE N60°00'00"E 5.00 feet to a set ½" iron rod for an ell corner of this tract;

THENCE S30°00'00"E 50.00 feet to a set ½" iron rod for the southeast corner of this tract;

THENCE S60°00'00"W 195.00 feet to a set ½" iron rod for the southwest corner of this tract located on said northeast line of 10th Street;

THENCE with said northeast line N30°00'00"W 150.00 feet to the place of beginning and containing 0.60 acres of land.

TRACT TWO:

All that certain lot, tract or parcel of land, situated in the City of Corsicana, Navarro County, Texas, and described as follows:

BEGINNING at a point 250½ feet from Annie C. May's S.W. Corner in Hardin Street;

THENCE in a Northerly direction 50 feet;

THENCE in an Easterly direction 135 feet 7 inches;

THENCE in a Southerly direction 50 feet;

THENCE in a Westerly direction 135 feet 7 inches to the place of beginning, and being the North one-half of the property conveyed to J. E. Duttler by Mrs. W. E. Duren by deed now of record in Vol. 185, Page 535 of the Deed Records of Navarro County, Texas, to which reference is here made, and the property herein conveyed being the same property conveyed to me by Austin Neal et ux by deed dated February 10, 1919 and recorded in Vol. 210, Page 444, Deed Records of Navarro County, Texas, and by deed from Harvin James Falk dated the 5th day of April, 1926, but not yet shown a record in the Deed Records of Navarro County, Texas, to which reference is here made for further description of said property.