

2023-029

FILED FOR RECORD

AT 3:05 O'CLOCK P.M.

**NOTICE OF FORECLOSURE SALE**

MAY 01 2023

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

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
DEPUTY

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

Lot 10, Block 12, Jester College Hill Addition, Navarro County, Texas and more specifically described in Volume 1341, Page 464 of the Deed Records of Navarro County, Texas.

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

Date: June 6, 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 contract for deed and state law permit the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee 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 refiled 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 contract for deed permitting the seller to have the bid credited to the contract for deed up to the amount of the unpaid debt.

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 contract for deed, 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.

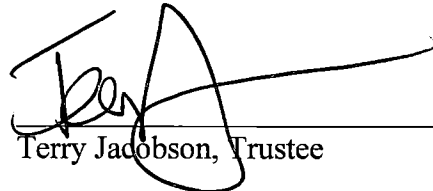
4. Type of Sale. The sale is a non-judicial contract for deed sale being conducted pursuant to the contract for deed dated March 4, 2022, and recorded in Instrument No. 2022-002211 of the Official Public Records of Navarro County, Texas.

5. Obligations Secured. The contract for deed provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the contract for deed in the original amount of \$18,000.00, executed by Kez and Alex Williams; and (2) all modifications, renewals and extensions of the note. Monty Hargrave is the current owner and holder of the Obligations.

Questions concerning the sale may be directed to the undersigned.

6. Default and Request To Act. Default has occurred under the contract for deed and the statutory notice has been sent. This Notice is filed more than 60 days after the debtors were notified of their default, 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: May 2, 2023

  
Terry Jacobson, Trustee