

2023-035
FILED FOR RECORD
AT 3:52 O'CLOCK P M.

MAY 16 2023

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY DEPUTY

NOTICE OF TRUSTEE'S SALE

"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."

DATE: March 15, 2023

DEED OF TRUST:

DATE: July 8, 2020

GRANTOR: Fidel Hernandez Aguero and Jose Hernandez

TRUSTEE: Robert J. Rockett

LENDER: Avina Properties, LLC

COUNTY WHERE PROPERTY IS LOCATED: Navarro

PROPERTY: Being Lot 1 of Ramesh Estates, an unrecorded subdivision in Navarro County, Texas, said Lot one being described by metes and bounds in Exhibit "A" attached hereto and incorporated herein by reference.

PROMISSORY NOTE:

DATE: July 8, 2020

AMOUNT: One Hundred Twenty-Five Thousand and No/100 Dollars
(\$125,000.00)

MAKER: Fidel Hernandez Aguero and Jose Hernandez

LENDER: Avina Properties, LLC

HOLDER and BENEFICIARY: Avina Properties, LLC

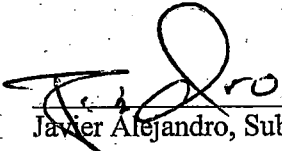
SUBSTITUTE TRUSTEE Robert J Rockett or Javier Alejandro

DATE OF SALE OF PROPERTY: June 6, 2023

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

PLACE OF SALE OF PROPERTY: Front entrance of the Navarro County Courthouse at 300 W 3rd Avenue Corsicana, Texas.

Because of default in performance of the obligation of the Deed of Trust and the Promissory Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three (3) hours after that time.



Javier Alejandro, Substitute Trustee

Exhibit "A"

TRACT 1 PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE J. PEOPLES SURVEY, ABSTRACT NO. 9, NAVARRO COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO AVINA PROPERTIES, LLC, RECORDED IN INSTRUMENT NO. 2020-2904, OF THE OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS, (OPRNCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3-1/4" ALUMINUM TXDOT MONUMENT FOUND FOR THE NORTHWEST CORNER OF SAID AVINA TRACT AND THE COMMON NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO LANDMART DEVELOPMENT, LTD, RECORDED IN INSTRUMENT NO. 2016-00004538, OPRNCT, IN THE SOUTH RIGHT-OF-WAY (ROW) LINE OF F.M. HIGHWAY NO. 3041 (A CALLED 100' ROW);

THENCE N 28°27'52" E, ALONG THE NORTH LINE OF SAID AVINA TRACT AND THE COMMON SOUTH ROW LINE OF SAID F.M. HIGHWAY NO. 3041, A DISTANCE OF 108.28 FEET TO A 3-1/4" ALUMINUM TXDOT MONUMENT FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3350.00 FEET, A CHORD BEARING N 30°16'58" E, AND A CHORD LENGTH OF 212.61 FEET;

THENCE ALONG THE NORTH LINE OF SAID AVINA TRACT AND THE COMMON SOUTH ROW LINE OF SAID F.M. HIGHWAY NO. 3041 AND SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 212.64 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET IN CONCRETE FOR CORNER, FROM WHICH A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO RICARDO LANCON AND BLINZIA LANCON, VOLUME 1425, PAGE 382, OPRNCT BEARS ALONG THE CONTINUATION OF SAID CURVE TO THE RIGHT NORTHEAST AN ARC LENGTH OF 1064.46 FEET;

THENCE S 47°13'20" E, OVER AND ACROSS SAID AVINA TRACT, A DISTANCE OF 1442.18 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET IN CONCRETE IN THE SOUTH LINE OF SAID AVINA TRACT AND THE COMMON NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO RHONDA ARNETT, RECORDED IN INSTRUMENT NO. 2017-00004228, OPRNCT, FROM WHICH A 6" STEEL POST FOUND FOR THE SOUTHEAST CORNER OF SAID AVINA TRACT AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO RHONDA ARNETT, RECORDED IN INSTRUMENT NO. 2017-00004229, OPRNCT BEARS N 42°42'51" E, A DISTANCE OF 1922.34 FEET;

THENCE S 42°42'51" W, ALONG THE SOUTH LINE OF SAID AVINA TRACT AND THE COMMON NORTH LINE OF SAID ARNETT TRACT, A DISTANCE OF 312.49 FEET TO A 6" STEEL FENCE POST FOUND FOR THE SOUTHWEST CORNER OF SAID AVINA TRACT AND THE COMMON NORTHWEST CORNER OF SAID ARNETT TRACT, IN THE EAST LINE OF SAID LANDMART TRACT;

THENCE N 47°13'20" W, ALONG THE WEST LINE OF SAID AVINA TRACT AND THE COMMON EAST LINE OF SAID LANDMART TRACT, A DISTANCE OF 1369.76 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.100 ACRES OF LAND, MORE OR LESS.