

NOTICE OF TRUSTEE'S SALE

2023-063  
FILED FOR RECORD  
AT 3:39 O'CLOCK P.M.

Date: September 8, 2023  
Trustee: Lowell Olsen Dunn  
Lender/Holder: TDJB, LLC

SEP 08 2023

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

Note: Promissory Note, dated December 9, 2019, in the original principal sum of \$45,000.00, executed by Carlos Rodriguez and Rosalina Rodriguez and payable to the order to TDJB, LLC, said Note having been assumed by Manuel Hernandez, III.

Deed of Trust

Date: December 9, 2019  
Grantor: Carlos Rodriguez and Rosalina Rodriguez  
Lender: TDJB, LLC

Recording Information: Instrument No. 9855 (2019), Official Records of Navarro County, Texas; said lien having been assumed by Manuel Hernandez, III in Assumption Warranty Deed, dated June 9, 2020, recorded in Instrument No. 4673 (2020), Official Records of Navarro County, Texas.

Property:

Being all of that certain lot, tract or parcel of land located in the J. Shea Survey Abstract No. 731 Navarro County, Texas and being part of a called 78.54 acre tract of land as described in Deed to TDJB, LLC, recorded as Document 2019 5923 of the Deed Records of Navarro County, Texas. Said lot, tract or parcel of land being more particularly described as follows: BEGINNING at a point in SE CR 4220 for the southerly corner of this tract in the southwesterly line of the said TDJB tract and in the northeasterly line of a called 174.5 acre Tract 2 as described in Deed to Debra Marie Faughn recorded as Document No. 2017 4315 of the Deed Records of Navarro County, Texas from which a 1/2" iron rod found at the southerly corner of the said TDJB tract, the easterly corner of the said 174.5 acre Faughn tract and at the approximate centerline intersection of SE CR4220 with SE CR 4210 bears S 30 deg 00'00" E, 679.84 feet and a 1/2" iron rod set bears N 60 deg 55'39"E, 20.00 feet; THENCE, N 30 deg 00'00" W, with said SE CR 4220 and along the common line of said TDJB tract and the said Faughn 174.5 acre tract 367.78 feet to a point for the westerly corner of this tract from which a 1/2" iron rod set bears N 60 deg 55'39" E, 20.00 feet; THENCE, N 60 deg 55'39" E, through the said TDJB tract 1186.18 feet to a 1/2" iron rod set for the northerly corner of this tract, in the northeasterly line of the said TDJB tract and in the southwesterly line of a called 13.29 acre tract of land as described in Deed to Brian Edgar Robinson and Amber Robinson recorded in Volume 1623, Page 591 of the Deed Records of Navarro County, Texas; THENCE, S 29 deg 51'49" E, along the northeasterly line of the said TDJB tract and the southwesterly line of the said Robinson tract 367.77 feet to a 1/2" iron rod set for the easterly corner of this tract; THENCE, S 60 deg 55'39" W, through the said TDJB tract 1185.31 feet to the POINT OF BEGINNING and containing 10.01 acres of land, more or less.

County: Navarro

Date of Sale of Property (first Tuesday of month): October 3, 2023

Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m.

Place of Sale: The front steps of the Navarro County Courthouse, 300 West Third Avenue, Corsicana, Navarro County, Texas.

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.

Lowell Olsen Dunn is Trustee under the Deed of Trust. Lender/Holder has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "AS IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

[Signature]

Lowell Olsen Dunn, Trustee