

LAND BARON LLC.
635 BELTRAND LN. ■ FATE, TEXAS 75087

November 02, 2023

Roberto Carlos Rodriguez Gonzalez
313 Meadowood Ln
Coppel, Texas. 75087

2023 - 84
FILED FOR RECORD
AT 11 O'CLOCK A.M.
NOV 13 2023
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

Sent via Certified Mail, 7022 1670 0003 2180 1677, and Regular First-Class Mail.

Re: Indebtedness Evidenced by Promissory Note dated **June 01, 2023**, in the Original Principal Amount of **\$64,500.00** due and unpaid to **LAND BARON LLC..** (the "Lender") executed by **Roberto Carlos Rodriguez Gonzalez** ("Indebtedness"), such Indebtedness is secured by Deed of Trust, filed for record under Clerk's File No. **2023-006367**, of the Official Public Records of **Navarro** County, Texas.

Dear Borrowers:

Lender is accelerating the promissory note with respect to the above-referenced Indebtedness. Because of your failure to cure the default under the referenced loan documents, the mortgagee has accelerated the maturity of the note.

If the full price of the loan, accrued interest, any unpaid property taxes, and fees are not paid, then mortgagee will foreclose the lien under the loan documents in accordance with the enclosed notice of sale. Please be aware that **PERSONAL CHECKS WILL NOT BE ACCEPTED, ONLY MONEY ORDERS AND CASHIER'S CHECKS.**

As you are aware, by letter sent on October 10, 2023, the undersigned made a demand upon you for the payment of the unpaid principal and interest, together with attorney's fees and expenses and administrative fee. The letter dated October 10, 2023, gave you an opportunity to cure your default on or before October 31, 2023. In the event your default was not cured by that date, the letter of October 10, 2023 gave you the notice of Lender's intention to accelerate the entire unpaid principal and accrued interest, together with attorneys' fee, administrative fee, and expenses incurred in connection with the collection of those amounts. You have not cured your default by payment or otherwise, and your Indebtedness has been accelerated.

This letter is formal notice that your Indebtedness to Lender has been accelerated. This letter is also formal notice to you that Lender will proceed with foreclosure of the property covered by the Deed of Trust. In the event the property secured by the Deed of Trust is sold at foreclosure for an amount insufficient to satisfy the entire unpaid balance of principal and accrued interest, trustee's fees, attorney's fees, and expenses incurred in connection with the foreclosure, the Borrower under the Note will be liable for the deficiency.

Enclosed is a copy of a Notice of Trustee's Sale which will be posted for the public sale of the said property described in the Deed of Trust securing the Indebtedness. Such sale, as authorized by the said Deed of Trust, will take place in accordance with the attached Notice of Trustee's Sale, with the said property being sold to the highest bidder for cash.

We are attempting to collect this indebtedness, and any information obtained will be used for that purpose. This letter is being sent to your attention in accordance with state and federal law. We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report.

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 reserved 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.

Sincerely,

LAND BARON LLC.

By: 

Christopher Hackler

Notice of Trustee Sale

Date: November 2, 2023

Mortgagee: LAND BARON LLC.

Note: Note dated **June 01, 2023**, in the original principal amount of **\$64,500.00**

Deed of Trust

Date: **June 01, 2023**

Grantor: Roberto Carlos Rodriguez Gonzalez

Mortgagee: LAND BARON LLC.,

Recording Information: County Clerk's File No. **2023-006368**, of the Official Public Records of Navarro County, Texas

Property: BEING ALL OF LOT NUMBER 22 PUT OF THE BARONS MEADOWS ADDITION, AN ADDITION TO NAVARRO COUNTY, TEXAS ACCRODING TO THE PLAT OF MAP THEREOF RECORDED IN COUNTY CLERKSFILE NO 2023-000592 OR VOLUME 10, PAGE 77 OF THE OFFICIAL PUBLIC RECORDS OF NAVARRO CPUNTYU, TEXAS (OPRNCT).

Trustee's Name: Christopher Hackler

Trustee's Address: 615 N. Main ST.
Crandall, TX 75114

County: Navarro

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

Time of Sale: 10:00 A.M. to 12:00 P.M.

Place of Sale: Place designated by the Commissioner's Court of Navarro County, Texas.

Mortgagee has appointed above Trustee, to act under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder in cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule 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 reschedule foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally

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 reserved 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.

By:



Christopher Hackler

Questions concerning the sale may be directed to the undersigned or the beneficiary, LAND BARON LLC., 635 Beltrand Lane Fate, TX 75087, please call (972)472-5080.