

2023.086

FILED FOR RECORD
AT 1:15 O'CLOCK P.M.

NOV 13 2023

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS *
*
COUNTY OF NAVARRO *

KNOW ALL MEN BY THESE PRESENT

WHEREAS, by Deed of Trust, dated **JANUARY 30, 2023**, filed for record with the County Clerk of **NAVARRO** County, Texas, Instrument #**2023-000775** of the Deed Records of **NAVARRO** County, Texas, executed by **HYBRID CUSTOM HOMES LLC**, to **CHARLES C. GUMM, III** or **CARRIE WAIBEL**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS INC**, the property situated in the County of **NAVARRO**, Texas, to wit:

BEING LOT NO. 7 IN BLOCK NO. 97, H&TC RAILROAD COMPANY ADDITION, AN ADDITION TO THE CITY OF CORSICANA, AS DESCRIBED IN VOLUME 226, PAGE 70, DEED RECORDS OF NAVARRO COUNTY, TEXAS.

aka: 712 E. 12TH Street, Corsicana, TX 75110.

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **188,000.00** executed by **HYBRID CUSTOM HOMES LLC**, and made payable to First Funding Investments, Inc.;

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of **SHARON ST. PIERRE, ROBERT LaMONT, KELLY GODDARD, SHERLY LaMONT OR DAVID GARVIN**, as Substitute Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 5th day of DECEMBER, 2023**, being the first Tuesday of such month, at the county courthouse of **NAVARRO COUNTY TEXAS**, the substitute Trustee will sell the Property at public venue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness.

The sale will take place at the **NAVARRO COUNTY COURTHOUSE**, or in the area designated by the Commissioners Court of such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in **NAVARRO** County for such sales, to the highest bidder for cash. Said sale will begin at **10:00 o'clock A.M.**, or not later than three (3) hours thereafter.

"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."

WITNESS MY HAND this 10th day of NOVEMBER, 2023.

Sharon Pierre 11-13-2023
Sharon St. Pierre, Robert LaMont, Kelly Goddard, Sherly LaMont or David Garvin,
as Substitute Trustee

FOR INFORMATION CONTACT: 8101 Boat Club Road, Suite 320,
Fort Worth, TX 76179