

FILED FOR RECORD
AT 12:09 O'CLOCK P M.

NOTICE OF TRUSTEE'S SALE NOV 27 2023
BY SUBSTITUTE TRUSTEE

CHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY _____ DEPUTY

2023-088

WHEREAS, heretofore on the 1ST day of JUNE, 2021, OSCAR DEGARDO CRUZ and MARA CASTILLO, executed and delivered a certain Deed of Trust conveying to MELANIE D'SILVA, Trustee, the real estate hereinafter described to secure JESUDA CONSTRUCTION, LLC, in payment of a debt described in said Deed of Trust, said Deed of Trust being recorded in Instrument Number 2021-005954, of the Deed Records of Navarro County, Texas; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday, the 5TH day of JANUARY, 2024, between ten o'clock a.m. and one o'clock p.m.**, I will sell said Real Estate at the Navarro County Courthouse, 300 West 3rd Avenue, Corsicana, in Navarro County, Texas, which is the place designated by the Navarro County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Navarro, State of Texas:
SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE.
ALSO KNOWN AS 22055 SW CR 4010, TRACT F, DAWSON, TEXAS 76639.

WITNESS MY HAND, this 20 day of November, 2023.



DARRIN W. STANTON, Substitute Trustee

Exhibit "A"

Being a 16.86 acre tract of land situated in the Robert Finney Survey, Abstract No. 264, Navarro County, Texas, being part of a called 56.32 acre tract of land conveyed to Jesuda Construction, LLC, by deed recorded in Instrument No. 2018-6876, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner in County Road No. SW4010, at the Northwest corner of said 56.32 acre tract, the most Northerly Northeast corner of a called 6.01 acre tract (Tract one) to Frances Ann Davis, recorded in Instrument No. 2010-9048, also being the Northwest corner of this 16.86 acre tract, from which a 1/2 inch iron rod found for reference bears South 31 degrees 08 minutes 27 seconds East, a distance 29.48 feet;

THENCE North 48 Degrees 33 Minutes 28 Seconds East, with the North boundary line of said 56.32 acre tract and along or near the center of County Road No. SW4010, a distance of 50.82 feet to a point for the Northeast corner of this 16.86 acre tract and the Northwest corner of a 10.77 acre tract, surveyed this same day, from said point, a 1/2 inch iron rod set with cap marked (BY-LINE) bears, South 31 Degrees 08 Minutes 27 Seconds East, a distance of 32.05 feet;

THENCE South 31 Degrees 08 Minutes 27 Seconds East, over and across said 56.32 acre tract and with the West boundary line of the above mentioned 10.77 acre tract, a distance of 1,884.99 feet to a 1/2 inch iron rod set with cap marked (BY-LINE) for the interior ell corner of this 16.86 acre tract and the Southwest corner of said 10.77 acre tract;

THENCE North 45 Degrees 00 Minutes 26 Seconds East, over and across said 56.32 acre tract, with the South boundary line of said 10.77 acre tract, the South boundary line of a 10.68 acre tract, surveyed this same day, and the South boundary line of a 14.01 acre tract, surveyed this same day, a distance of 943.84 feet to a 1/2 inch iron rod set with cap marked (BY-LINE) for the most Easterly Northeast corner of this 16.86 acre tract, the Southeast corner of said 14.01 acre tract, on the East boundary line of said 56.32 acre tract, and the West boundary line of a called 100.00 acre tract to John H. Pinto, recorded in Instrument No. 2015-4776;

THENCE South 30 Degrees 29 Minutes 54 Seconds East, with the East boundary line of said 56.32 acre tract and the West boundary line of the above mentioned 100.00 acre tract, a distance of 927.17 feet to a 1/2 inch iron rod found for the Southeast corner of this 16.86 acre tract, the Southeast corner of said 56.32 acre tract and an interior ell corner of said 100.00 acre tract;

THENCE South 59 degrees 54 minutes 09 seconds West, with a South boundary line of said 56.32 acre tract, with a North boundary line of said 100.00 acre tract, and generally along a fence, a distance of 264.67 feet to a Sucker rod found for corner, being an angle corner of said 56.32 acre tract, being an exterior ell corner of the above mentioned 100.00 acre tract, and being the Northeast corner of a called 4.24 acre tract (Tract two) to Frances Ann Davis, recorded in Instrument No. 2010-9048;

THENCE South 87 degrees 47 minutes 16 seconds West, with a South boundary line of said 56.32 acre tract, with the North boundary line of the above mentioned 4.24 acre tract, with the North boundary line of a called 6.01 acre tract (Tract one) to Frances Ann Davis, recorded in Instrument No. 2010-9048, and generally along a fence, a distance of 789.94 feet to a 1/2 inch iron rod found for corner, being the Southwest corner of said 56.32 acre tract and being an interior angle corner of the above mentioned 6.01 acre tract;

THENCE North 31 degrees 08 minutes 27 seconds West, with the West boundary line of said 56.32 acre tract, with an East boundary line of said 6.01 acre tract, and generally along a fence, a distance of 2,190.12 feet to the POINT OF BEGINNING and CONTAINING 16.86 acres of land.