

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** December 7, 2023

**Substitute Trustee:** John H. Jackson  
**Lender/Holder:** United States Invention Corporation

**Loan:** Promissory Note, date June 9, 2018, in the original principal sum of \$60,000.00 executed by ROBERTO MENDEZ AND GUADALUPE ESCOBAR and payable to the Order of the United States Invention Corporation, said Note being secured by a deed of trust dated January June 9, 2018 from Roberto Mendez and Guadalupe Escobar to the said United States Invention Corporation, and secured by Deed of Trust of even date therewith, recorded as Document No. 2018-00001125 in the Official Public Records of Navarro County, Texas

2023 - 090  
FILED FOR RECORD  
AT 2:55 O'CLOCK P.M.

DEC 08 2023

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY *CB* DEPUTY

**Deed of Trust Information**

**Date:** June 17, 2018  
**Grantor:** Roberto Mendez and Guadalupe Escobar  
**Beneficiary:** United States Invention Corporation  
**Recording Information:** 2018- 00001125, Official Public Records, Navarro County, Texas

**Property:** all that certain lot, tract of parcel of property being situated in Navarro County, Texas, and consisting of 10.00 acres, more or less, and being parts of Lots 18 and 20 of the Bonham Rice 2 Subdivision of the T.J. Chambers survey of Navarro County, Texas, the metes and bounds description of which is attached hereto as Exhibit A.

**County:** Navarro

**Date of Sale of Property (First Tuesday of Month)** January 2, 2024  
**Time of Sale:** Between hours of 10:00 a.m. and 1:00 p.m.  
**Place of Sale:** Front Steps of Navarro County Courthouse, 300 W. 3<sup>rd</sup> Ave, Corsicana, Navarro County, Texas

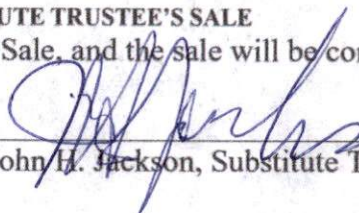
**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Lender/Holder has appointed John H. Jackson as Substitute Trustee under the Deed of Trust. Lender/Holder has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is hereby given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for case, 'AS IS.' The earliest

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time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

  
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John H. Jackson, Substitute Trustee

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FIELD NOTES

Ex "A"

THOMAS J. CHAMBERS SURVEY  
ABSTRACT 1

USIC  
10.00 ACRES  
PART TRACTS 18 & 20

NAVARRO COUNTY

All that certain lot, tract, or parcel of land situated in the Thomas J. Chambers Survey Abstract 1, Navarro County, Texas, and being part of a called 218 acre tract described as First Tract by deed recorded in Instrument 2014-4195 of the Deed Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows.

BEGINNING at a point for the northeast corner of this tract located S88°53'59"W 1677.21 feet from the northeast corner of the above mentioned 218 acre tract located in the north line of a 60 foot road easement; Witness: S14°27'53"W 61.5 feet, a set 1/2" iron rod.

THENCE S14°27'53"W 1339.47 feet to a set 1/2" iron rod for the southeast corner of this tract;

THENCE N81°28'42"W 328.86 feet to a set 1/2" iron rod for the southwest corner of this tract;

THENCE N14°27'53"E 1307.75 feet to the northwest corner of this tract located at or near the centerline of County Road NE 1060; Witness: S14°27'53"W 25.0 feet, a set 1/2" iron rod.

THENCE with said road N89°56'20"E 311.76 feet to a set 1/2" iron rod for the most northerly northeast corner of this tract;

THENCE S00°01'49"W 18.27 feet to a found 2" iron pipe for an ell corner of this tract located in said north line of a 60 foot road easement;

THENCE with said north line N88°53'59"E 21.40 feet to the place of beginning and containing 10.00 acres of land.

SURVEYOR'S CERTIFICATE

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that I directed an on the ground survey of the property described above and prepared the above field notes and plat of even date describing the boundaries of same just as they were found and surveyed upon the ground. Witness my hand and seal at Athens, Texas, this the 13th day of April, 2016.



*[Signature]*  
Mark Ferrell  
Registered Professional Land  
Surveyor Number 4373  
Firm No. 10019900  
Revised 11/28/17