

24-00084
19328 NW CR 4160, FROST, TX 76641

2024-006
FILED FOR RECORD
AT 3 O'CLOCK P.M.

NOTICE OF FORECLOSURE SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE JAN 18 2024

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY TLW DEPUTY

Property: The Property to be sold is described as follows:

SEE ATTACHED EXHIBIT "A"

Security Instrument: Deed of Trust dated May 22, 2020 and recorded on June 23, 2020 at Instrument Number 00004849 in the real property records of NAVARRO County, Texas, which contains a power of sale.

Sale Information: April 2, 2024, at 11:00 AM, or not later than three hours thereafter, at the front steps of Navarro County Courthouse, or as designated by the County Commissioners Court.

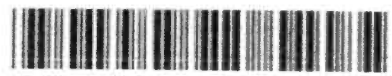
Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by DOYLE A SEAGROVES AND LORI A SEAGROVES secures the repayment of a Note dated May 22, 2020 in the amount of \$153,137.00. VILLAGE CAPITAL & INVESTMENT LLC, whose address is c/o Village Capital & Investment, LLC, 2550 Paseo Verde Parkway, Suite 100, Henderson, NV 89074, is the current mortgagee of the Deed of Trust and Note and Village Capital & Investment, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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.



4807345

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Sheryl LaMont

Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, Mollie McCoslin, Robert LaMont, Sheryl LaMont, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Mollie McCoslin Lori Garner, Lori Garner, Randy Daniel, Cindy Daniel, Ashlee Luna and ServiceLink employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Sheryl LaMont, declare under penalty of perjury that on the 18th. day of January, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of NAVARRO County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Sheryl LaMont, January 18, 2024

Exhibit A

Legal Description

All of that certain lot, tract, or parcel of land situated in the E. Ramirez Survey, Abstract 717, Navarro County, Texas, being all of a called 15.000 acre tract described in Volume 1742, Page 416, Deed Records of Navarro County, Texas. Said tract being more fully described by metes and bounds as follows.

BEGINNING at a 1/2" iron rod found on the north line of County Road No. NW4160, for the southeast corner of this tract, also being the southeast corner of the said 15.000 acre tract;

THENCE with the north line of County Road No. NW4160, and the south line of the said 15.000 acre tract as follows: S 83° 15' 47" W 219.74 feet and N8S° 48' 01" W 429.41 feet to a 1/2" iron rod found for the southwest corner of this tract, also being the southwest corner of the said 15.000 acre tract;

THENCE N 30° 01' 55" W with the west line of the said 15.000 acre tract, at 989.27 feet to a 1/2" iron rod found for the northwest corner of this tract, also being the northwest corner of the said 15.000 acre tract;

THENCE N 60° 18' 35" E with the north line of the said 15.000 acre tract, at 557.60 feet to a 1/2" iron rod found for the northeast corner of this tract, also being the northeast corner of the said 15.000 acre tract;

THENCE S 30° 00' 00" E with the east line of the said 15.000 acre tract, at 1,314.40 feet to the PLACE OF BEGINNING and CONTAINING within this description 14.94 acres of land.