

FILED FOR RECORD
AT 12:35 O'CLOCK P M.

FEB 09 2024

NOTICE OF TRUSTEE'S SALE

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

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.

2024-014

1. Terms of Sale. Cash.
2. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust dated November 2, 2022 and recorded in Document INSTRUMENT NO. 8593 real property records of Navarro County, Texas, Jonathan Lenington and Brandi Patterson, grantor(s) and Jenny James Company, LLC., mortgagee.
3. Obligations Secured. Deed of Trust executed by Jonathan Lenington and Brandi Patterson, securing the payment of the indebtedness's in the original principal amount of \$149,900, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Jenny James Company, LLC is the current mortgagee of the note and Deed of Trust.
4. Property to Be Sold. The property to be sold is described as follows:

Exhibit "A"

Also known as: 517 SE County Road 3105 Corsicana, Texas 75109

Date: March 5, 2024

Earliest Time Sale Will Begin: 11 a.m.

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

The foreclosure sale will be conducted in the area designated by Navarro County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.


Jennifer Boese, Trustee

Date: 2/5/2024

Exhibit "A"

TRACT 1:

All that certain lot, tract, or parcel of land being 0.85 acre and being part of Tract 9 of the Pecan Creek Estates as per plant recorded in Volume 6, Page 22 in the Plat Records of Navarro County, Texas and also being part of a 1.860 acres tract conveyed in a deed from Branding Iron Investments, LLC, to Andrew David Read, dated September 20, 2019 and recorded in Document Number 7487, in the Official Public Records of Navarro county, Texas. Said 0.85 acre tract is more fully described as follows:

BEGINNING at a point in the north corner of Tract 9 and the 1.860 acres tract and this tract and in the corner of Tract 8, and in the southwest line of Tract 15, and in the center of SE County Road 3105, called Hackberry Lane on recorded plat;

THENCE south 30 degrees 24 minutes 56 seconds east along a line in said road and along the northeast line of Tract 9 and the 1.860 acres tract and this tract and along the southwest line of Tract 15 a distance of 175.62 feet to a 1/2" rod set with an orange cap with BRUCE RPLS 4890, and being the east corner of this tract and the north corner of a 1.00 acre tract surveyed out of Tract 9 and the 1.860 acres tract on this day;

THENCE south 59 degrees 59 minutes 11 seconds west along the southeast line of this tract and the northwest line of this 1.00 acre tract and passing a 1/2" rod set with an orange cap with BRUCE RPLS 4890 at 25.00 feet and passing a 1/2" rod set with an orange cap with BRUCE RPLS 4890 at 55.14 feet, for a corner of a 0.04 acre ACCESS EASEMENT surveyed out of the 1.00 acre tract on this day at 55.14 feet, and passing a 1/2" rod set with an orange cap with BRUCE RPLS 4890 at 90.85 feet for a corner of the ACCESS EASEMENT and continuing for a total distance of 215.64 feet to a 1/2" rod set with an orange cap with BRUCE RPLS 4890, and being the south corner of this tract and the west corner of a 1.00 acre tract conveyed to Karino and Yurie Halley in Document Number 8369, dated November 6, 2014, and in a fence;

THENCE north 28 degrees 37 minutes 22 seconds west generally along a fence and the southwest line of the 1.860 acres tract and this tract and the northeast line of the Halley tract a distance of 173.09 feet to a bent T bar for the west corner of the 1.860 acres tract and this tract and the north corner of the Halley tract and in the northwest line of Tract 9 and the southeast line of Tract 8, and at a fence corner;

THENCE north 59 degrees 17 minutes 04 seconds east generally along a fence and the northwest line of Tract 9 and the 1.860 acres tract and this tract and the southeast line Tract 8 and passing a T post found at 186.79 feet, and continuing for a total distance of 210.22 feet to the PLACE OF BEGINNING and containing 0.85 acre of land.

TRACT 2: (Access Easement)

All that certain lot, tract, or parcel of land being an 0.04 acre access easement being part of a 1.00 acre tract surveyed on this day, and being part of Tract 9 of the Pecan

Creek Estates as per plat recorded in Volume 6, Page 222 in the Plat Records of Navarro County, Texas and also being part of a 1.860 acres tract conveyed in a deed from Branding Iron Investments, LLC, to Andrew David Read, dated September 20, 2019 and recorded in Document Number 7487, in the Official Public Records of Navarro County, Texas. Said 0.04 acre ACCESS EASEMENT is more fully describes as follows:

BEGINNING at a ½" rod set with an orange cap with BRUCE RPLS 4890, and in the center of SE County Road 3150, called Hackberry Lane on the recorded plat, and in the northeast line of Tract 9 and the 1.860-acre tract and in the northeast line of the 1.00-acre tract, and brs. North 30 degrees 24 minutes 56 seconds west 133.53 feet from the east corner of the 1.00 acre tract;

THENCE north 84 degrees 19 minutes 11 seconds west along the south line of this tract a distance of 112.43 feet to a ½" rod set with an orange cap with BRUCE RPLS 4890 and being the west corner of this tract and in the northwest line of the 1.00-acre tract and in the southeast line of a 0.85-acre tract surveyed out of Tract 9 and the 1.860 acres tract, on this day;

THENCE north 59 degrees 59 minutes 11 seconds east along the northwest line of this tract and the 1.00-acre tract and the southeast line of the 0.85-acre tract a distance of 35.71 feet to a ½" rod set for the northwest corner of this tract and brs. south 59 degrees 59 minutes 11 seconds west a distance of 55.14 feet from the north corner of the 1.00-acre tract and the east corner of the 0.85-acre tract;

THENCE south 80 degrees 26 minutes 02 seconds east along the north line of this tract a distance of 71.96 feet to a ½" rod set for the northeast corner of this tract and in the center of said road and in the northeast line of Tract 9 and the 1.86-acre tract and the 1.00-acre tract;

THENCE south 30 degrees 24 minutes 56 seconds east along a line in the said road and the northeast line of the 1.00-acre tract and the 1.86-acres tract and this tract a distance of 19.75 feet to the PLACE OF BEGINNING and being a 0.04 acres ACCESS EASEMENT.