

2024-048
FILED FOR RECORD
AT 9:45 O'CLOCK 17 M.
MAY 17 2024
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

NOTICE OF FORECLOSURE SALE
July 2, 2024

Deed of Trust:

Dated: December 8, 2023
Grantor: Leslie Chapman and Ross Robertson, each being a single person
Trustee: David K. Waggoner
Lender: Mohammad Alhindi, a married man dealing in his sole and separate, non-homestead property
Recorded in: Instrument No. 2023-011579 of the real property records of Navarro County, Texas
Legal Description: See Exhibit "A" attached hereto and incorporated by reference.
Secures: Promissory Note dated December 8, 2023 in the original principal amount of \$300,000.00, executed by Leslie Chapman and Ross Robertson (collectively, "Borrower") and payable to the order of Lender.
Substitute Trustee: Mitchell Nachtigal Law, PLLC
Substitute Trustee's Address: 1601 Airport Fwy., Ste. 205 (3rd Floor) Euless, Texas 76040

Foreclosure Sale:

Date: Tuesday, July 2, 2024
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 11:00 AM and not later than three hours thereafter.
Place: The front entrance of the Navarro County Courthouse, located at 300 W. 3rd Avenue, Corsicana, Texas 75110.
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust. Because of that default, Mohammad Alhindi, the owner and holder of the Promissory Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Mohammad Alhindi's election to proceed against and sell both the real property and any personal

property (if any) described in the Deed of Trust in accordance with Mohammad Alhindi's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Mohammad Alhindi passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Mohammad Alhindi. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE.



Jennifer L. Nachtigal
c/o Mitchell Nachtigal Law, PLLC
1601 Airport Fwy., Ste. 205 (3rd Floor)
Euless, Texas 76040
Telephone (682) 738-3213
Telecopier (817) 241-5174

EXHIBIT "A"
Property Legal Description

All that certain lot, tract or parcel of land, being within the James Meredith Survey, A-512, in Navarro County, Texas, and being all of a called 1.89 acre tract described in a Special Warranty Deed with Vendor's Lien recorded in Instrument Number 2011-00007978 of the Official Records of Navarro County Texas (O.R.N.C.T.), and being described by metes and bounds as follows:

BEGINNING at a found ½ inch iron rod in the Southwest margin of Farm-to-Market Highway 667, being the North corner of this tract and an Easterly corner of the Sidney and Tracy Johnston residue of a 159.93 acre "FIRST TRACT" and 223 acre "SECOND TRACT" recorded in Volume 1747, Page 784 (O.R.N.C.T.), from which a fence corner for reference bears: South 67 degrees 12 minutes West, 4.7 feet;

THENCE South 31 degrees 29 minutes 23 seconds East with the Southwest margin of Farm-to-Market Highway 667, at a distance of 145.06 feet passing a found ½ inch iron rod for reference, and continuing a total distance of 256.19 feet to a found 1 inch iron pipe, being the North corner of the Don Broxon called 2.0 acre "TRACT 2" recorded in Volume 1275, Page 207, of the Deed Records of Navarro County, Texas (D.R.N.C.T.), and being the East corner of this tract, from which a fence corner for reference bears: South 60 degrees 22 minutes West, 24.2 feet;

THENCE South 59 degrees 01 minutes 12 seconds West with the Northwest line of said 2.0 acre tract, a distance of 319.81 feet to a found ½ inch iron pipe in the Northeast line of the Sidney and Tracy Johnston called 51.72 acre tract described in Instrument Number 2010-00003313 (O.R.N.C.T.), being the West corner of said 2.0 acre tract and the South corner of this tract;

THENCE North 32 degrees 06 minutes 12 seconds West with the Northeast line of said 51.72 acre tract, a distance of 257.73 feet to a found 5/8 inch iron rod at the North corner of the same, being the West corner of this tract and in the Southeast line of said Johnston residue tract;

THENCE North 59 degrees 17 minutes 19 seconds East with the Southeast line of said Johnston residue tract, a distance of 321.85 feet to the PLACE OF BEGINNING, containing 1.892 acres of land, more or less, and being the same property conveyed in Deed to Mohammad Alhindi dated November 3, 2022, recorded in/under Instrument Number 2022-011930, Official Public Records of Navarro County, Texas.