

2024-054
FILED FOR RECORD

AT 1:17 O'CLOCK P.M.

JUN 10 2024

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

BY [Signature] DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS *
*
COUNTY OF NAVARRO *

KNOW ALL MEN BY THESE PRESENT

WHEREAS, by Deed of Trust, dated **SEPTEMBER 27, 2023**, filed for record with the County Clerk of **NAVARRO** County, Texas, Instrument #**2023-009179** of the Deed Records of **NAVARRO** County, Texas, executed by **JP HERTZOG LLC**, to **CARRIE WAIBEL OR ROSIE ROSALES**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS INC**, the property situated in the County of **NAVARRO**, Texas, to wit:

EXHIBIT "A"

aka: 1337 W. 14th Ave., Corsicana, TX 75110.

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$121,500.00** executed by **JP HERTZOG LLC**, and made payable to **First Funding Investments, Inc.**;

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of **SHARON ST. PIERRE, ROBERT LaMONT, KELLY GODDARD, SHERLY LaMONT OR DAVID GARVIN**, as Substitute Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 2nd day of JULY, 2024**, being the first Tuesday of such month, at the county courthouse of **NAVARRO COUNTY TEXAS**, the substitute Trustee will sell the Property at public venue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **NAVARRO COUNTY COURTHOUSE**, or in the area designated by the Commissioners Court of such County, pursuant to 51.002 of the Texas

Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in NAVARRO County for such sales, to the highest bidder for cash. Said sale will begin at 10:00 o'clock A.M., or not later than three (3) hours thereafter.

"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."

WITNESS MY HAND this 10th. day of JUNE, 2024.



Sharon St. Pierre, Robert LaMont, Kelly Goddard, Sheryl LaMont or David Garvin,
as Substitute Trustee

FOR INFORMATION CONTACT: 8101 Boat Club Road, Suite 320,
Fort Worth, TX 76179

Exhibit "A"

Being a portion of Lot 4 and all of Lot 5, Block 428-B of the Official Map of Corsicana, an unrecorded Subdivision, in Navarro County, Texas, being the same land described in deed to Obdulia Escuada and Lucio Escuada, recorded under Document No. 9141, Deed Records, Navarro County, Texas (D.R.N.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 Inch yellow capped iron rod set at the intersection of the Northeast line of S. 19 3/4 Street and in the Southeast line of W. 14th Avenue, at the West corner of said Escuada tract;

THENCE North 59 degrees 26 minutes 26 seconds East, with the said Southeast line of W. 14th Avenue, a distance of 63.00 feet to a 1/2 inch yellow capped iron rod set at the West corner of a tract of land described in deed to Robert Fulton and Mrs. Carrie Fulton, recorded in Volume 524, Page 2701 (D.R.N.C.T.);

THENCE South 30 degrees 27 minutes 10 seconds East, a distance of 125.00 feet to a 1/2 inch yellow capped iron rod set for corner in the Northwest line of a tract of land described in deed to Juan Rodriguez, recorded under Document No. 3938 (D.R.N.C.T.), at the South corner of said Fulton tract;

THENCE South 59 degrees 26 minutes 26 seconds West, a distance of 63.00 feet to a 1/2 inch yellow capped iron rod set for corner in the said Northeast line of S. 19 3/4 Street, at the West corner of said Rodriguez tract, from which a 1 inch iron pipe found for reference bears North 87 degrees 10 minutes 24 seconds West, a distance of 1.10 feet;

THENCE North 30 degrees 27 minutes 10 seconds West, with the said Northeast line of S. 19 3/4 Street, a distance of 125.00 feet to the PLACE OF BEGINNING and containing 7,875 square feet or 0.18 of an acre of land.