

NOTICE OF TRUSTEE'S SALE

Fortunato Sanchez
2676 NW Main Street Lot 8
Ennis, TX 75119

2024-062
FILED FOR RECORD
AT 12:14 O'CLOCK P. M.
JUL 11 2024
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY _____ DEPUTY

WHEREAS, on the 6th day of April, 2017, **FORTUNATO SANCHEZ**, executed a Deed of Trust conveying to **LARRY TEAGUE**, Substitute Trustee, P.O. Box 609, Mabank, Henderson County, Texas 75147, the real estate hereinafter described, to secure **JDET INVESTMENTS, L.P.**, in the payment of a debt therein described, said Deed of Trust being recorded in Document # 00003180, in the **DEED OF TRUST** Records of Navarro County, Texas;

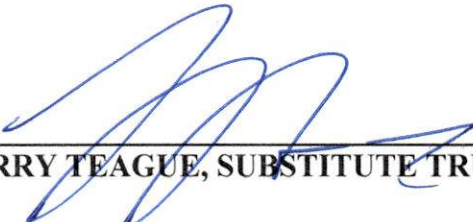
WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property at public auction and apply proceeds pursuant to the terms of the Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 6th day of August, 2024 the foreclosure sale will be conducted in **NAVARRO** County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 a.m. o'clock and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as follows: In the County of **NAVARRO**, State of Texas:

SEE EXHIBIT "A" ATTACHED AND MADE PART OF

Signed this 8th day of July, 2024



LARRY TEAGUE, SUBSTITUTE TRUSTEE

Exhibit "A"

FIELD NOTES for JDET

Job no. A 15236

Tract 16

BEING a part of the Thomas Pratt Survey, Abstract 646, Navarro County, Texas, and a part of the tract described in deed from Jonita Boyd Bochardt, et al to JDET Investments LP recorded in Document Number 20150001624, Official Public Records of said County and being more particularly described by its metes and bounds as follows;

BEGINNING at a ½ inch steel rod set in the center of County Road NE 1040, on the northwest line of said JDET tract, the common line of said Pratt Survey and the Thomas M. Rowe Survey, Abstract 680 and the southeast line of the tract described in deed from Mrs Jimmie Cummin to James H. Edgar recorded in Volume 983, Page 577, Deed Records of said County, said point being N 59°52'38" E, 2400.00 feet from the northwest corner of said JDET tract;

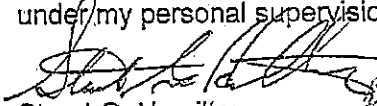
THENCE N 59°52'38" E, with the common line of said JDET tract, said Edgar tract, said Surveys and center of said Road, 160.00 feet to a ½ inch steel rod set;

THENCE S 30°07'22" E, 272.25 feet to a ½ inch steel rod set;

THENCE S 59°52'38" W, 160.00 feet to a ½ inch steel rod set;

THENCE N 30°07'22" W, 272.25 feet to the point of beginning and containing approximately 1.00 acre of land.

I declare that the above field notes were prepared from an actual and accurate survey made on the ground on the 23rd of November 2015 and that all corner monuments were found or set under my personal supervision. Bearings are based on record deed of the parent tract.


Stuart G. Hamilton
Registered Professional
Surveyor No. 4480

