

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

JUL 15 2024

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

STATE OF TEXAS *
*
COUNTY OF NAVARRO *

KNOW ALL MEN BY THESE PRESENT

2024-064

WHEREAS, by Deed of Trust, dated **MARCH 13, 2023**, filed for record with the County Clerk of **NAVARRO** County, Texas, Instrument #**2023-002114** of the Deed Records of **NAVARRO** County, Texas, executed by **tSalach Realty Investments III, LLC**, to **CHARLES C. GUMM, III** or **CARRIE WAIBEL**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS, INC.**, the property situated in the County of **NAVARRO**, Texas, to wit:

EXHIBIT "A"

aka: E. 13th Ave., Corsicana, TX 75110.

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$195,000.00** executed by **tSalach Realty Investments III, 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, SHERYL 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, 6th day of AUGUST, 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

E. 13th Ave., Corsicana, TX 75110

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 12th day of JULY, 2024.

Sharon St. Pierre

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"

Tract I:

All that certain lot, tract or parcel of land located in the City of Corsicana in the J. Peoples Survey Abstract No. 9 Navarro County, Texas and being part of a called 10.003 acre tract of land as described in Deed to George F. Baum, Jr., Trustee recorded in Volume 1239, Page 57 of the Deed Records of Navarro County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod set (red cap "Shallow Creek") for the northerly corner of this tract, in the northeasterly line of the said Baum tract, in the southwesterly line of a called 11.16 acre tract of land as described in Deed to LIH Lago De Plata, L.P., recorded as Document No. 2019 4637 of the Deed Records of Navarro County, Texas and being the apparent southeasterly terminus point of 13th Avenue (no deed or dedication found) from which a 3/8" iron rod found at the northerly corner of the said Baum tract bears N 30° 00' 00" W, 110.29 feet;

THENCE, S 30° 00' 00" E, along the northeasterly line of the said Baum tract and the southwesterly line of the said Lago De Plata tract 783.36 feet to a 3/8" iron rod found at easterly corner of the said Baum tract, the southerly corner of the said Lago De Plata tract and in the northwesterly line of a called 29.663 acre tract of land as described in Deed to Mary J. Wilson recorded in Volume 1633, Page 527 of the Deed Records of Navarro County, Texas from which a 4" pipe post found bears N 60° 10' 44" E, 433.18 feet;

THENCE, S 60° 18' 03" W, along the southeasterly line of the said Baum tract and the northwesterly line of the said Wilson tract 486.07 feet to a 4" pipe post found at the southerly corner of the said Baum tract and an ell corner in the northwesterly line of the said Wilson tract;

THENCE, N 30° 00' 35" W, along the southwesterly line of the said Baum tract passing a 4" pipe post found marking another ell corner in the northwesterly line of the said Wilson tract at 314.88 feet, passing a 1/2" iron rod found marking the easterly corner of Lot 6, Block 514 as shown by plat of Bunerts Addition recorded in Volume 2, Page 34 of the Plat Records of Navarro County, Texas at 665.62 feet and continuing a total distance of 780.80 feet to a 4" pipe post found for the westerly corner of this tract, the northerly corner of said Lot 6 and in the southeasterly right of way of 13th Avenue (80 foot right of way per plat Volume 5, Page 32 and Volume 2, Page 34) from which a 1/2" iron rod found at the westerly corner of the said Baum tract bears N 30° 00' 35" W, 109.16 feet and another 1/2" iron rod found bears S 59° 56' 13" W, 300.06 feet;

THENCE, N 60° 00' 00" E, through the said Baum tract and along the apparent southeasterly right of way line of said 13th Avenue 486.19 feet to the **POINT OF BEGINNING** and **CONTAINING 8.728 ACRES OF LAND MORE OR LESS.**

EXHIBIT "A"
(continued)

Tract II (Easement):

All that certain lot, tract, or parcel of land being an 80 foot road and utility easement located in the City of Corsicana in the J. Peoples Survey Abstract No. 9 Navarro County, Texas and being over and across part of a called 10.003 acre tract of land as described in Deed to George F. Baum, Jr., Trustee recorded in Volume 1239, Page 57 of the Deed Records of Navarro County, Texas. Said 80 foot road and utility easement being more particularly described as follows:

BEGINNING at a 1/2" iron rod set (red cap "Shallow Creek") for the easterly corner of this easement tract at the apparent southeasterly terminus point of 13th Avenue (no deed or dedication found), in the northeasterly line of the said Baum tract and in the southwesterly line of a called 11.16 acre tract of land as described in Deed to LIH Lago De Plata, L.P., recorded as Document No. 2019 4637 of the Deed Records of Navarro County, Texas from which a 3/8" iron rod found at the northerly corner of the said Baum tract bears N 30° 00' 00" W, 110.29 feet;

THENCE, S 60° 00' 00" W, over and across the said Baum tract and along the apparent southeasterly right of way line of said 13th Avenue 486.19 feet to a 4" pipe post found for the southerly corner of this easement tract, in the southwesterly line of the said Baum tract and the northerly corner of Lot 6, Block 514 as shown by plat of Bunerts Addition recorded in Volume 2, Page 34 of the Plat Records of Navarro County, Texas from which a 1/2" iron rod found bears S 59° 56' 13" W, 300.06 feet;

THENCE, N 30° 00' 35" W, along the southwesterly line of the said Baum tract crossing said 13th Avenue (80 foot right of way per plat Volume 5, Page 32 and Volume 2, Page 34) 80.00 feet, to a point for the westerly corner of this easement tract and at the easterly corner of Lot 8-A Block 513 as shown by plat recorded in Volume 5, Page 32 of the Plat Records of Navarro County, Texas from which a 1/2" iron rod found at the westerly corner of the said Baum tract bears N 30° 00' 35" W, 29.16 feet;

THENCE, N 60° 00' 00" E, continuing over and across the said Baum tract and along the apparent northwesterly right of way line of said 13th Avenue 486.21 feet to a point for the northerly corner of this easement tract, in the northeasterly line of the said Baum tract and in the southwesterly line of the said Lago De Plata tract from which a 3/8" iron rod found at the northerly corner of the said Baum tract bears N 30° 00' 00" W, 30.29 feet;

THENCE, S 30° 00' 00" E, along the northeasterly line of the said Baum tract and the southwesterly line of the said Lago De Plata tract 80.00 feet to the POINT OF BEGINNING and CONTAINING 0.892 OF AN ACRE OF LAND MORE OR LESS.