

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl
LaMont, Allan Johnston, Ronnie Hubbard, Mollie
McCoslin
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

2024-066
FILED FOR RECORD
AT 12:40 O'CLOCK P.M.

JUL 25 2024

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

TS No TX14000035-24-1

APN 52752

TO No FIN-24001148

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on July 13, 2001, SHERRY L THOMPSON as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of RICHARD L. PERRYMAN as Trustee, UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$73,000.00, payable to the order of United States Department of Agriculture as current Beneficiary, which Deed of Trust recorded on July 13, 2001 as Document No. 005380 in Book 1532, on Page 0624 in Navarro County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 52752

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston, Ronnie Hubbard, Mollie McCoslin or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and United States Department of Agriculture, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

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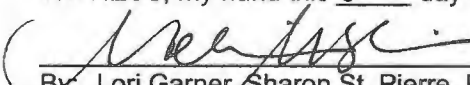
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, September 3, 2024 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Navarro County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **300 West 3rd Avenue, Corsicana TX 75110; On the front steps of the Navarro County Courthouse or if the preceding area is no longer the designated area at the area most recently designated by the County Commissioner Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and United States Department of Agriculture's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and United States Department of Agriculture's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 25th day of July, 2024



By: Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston, Ronnie Hubbard,
Mollie McCoslin
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

EXHIBIT A

Legal Description

Being a tract of land situated in the Thomas S. Smith Survey, Abstract No. 729, Navarro County, Texas and being at that certain tract of land conveyed to Ellander Rae Butler as evidenced by deed recorded in Volume 1290, Page 207 of the Deed Records of Navarro County, Texas and being more particularly described as follows:

Beginning at a 1/2-inch iron rod found in the east line of Interstate Highway 45 for the northwest corner of said Butler tract and the southwest corner of that certain tract of land conveyed to Dan Butler, Trustee as evidenced by deed recorded in Volume 1352, Page 174 of the Deed Records of Navarro County, Texas

Thence North $60^{\circ}43'10''$ East a distance of 303.66 feet to a 1/2-Inch Iron rod found in the center of an old abandoned road for the northeast corner of said Butler tract and the southeast corner of said Butler, Trustee tract;

Thence South $29^{\circ}51'26''$ East along said road a distance of 139.07 feet to a fence post found for the southeast corner of said Butler tract and the northeast corner of that certain tract of land conveyed to Cecil D. Anderson and Jacquelyn O. Anderson as evidenced by deed recorded in Volume 1065, Page 49 of the Deed Records of Navarro County, Texas, thence a 1/2-inch Iron rod found bears South $50^{\circ}51''$ West a distance of 16 feet and a 1/2-Inch Iron pipe found bears North $35^{\circ}02''$ East a distance of 26 feet;

Thence South $60^{\circ}42'54''$ West a distance of 323.09 feet to a 1/2-Inch Iron rod found in the east Line of interstate Highway 45 for the southwest corner of said Butler tract and the northwest corner of said Anderson tract;

Thence North $21^{\circ}53'51''$ West a distance of 140.25 feet to the Point of Beginning

Containing within the metes recited 1001 acres of land, more or less.