

**NOTICE OF TRUSTEE SALE**

*“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 duty including active military duty 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.”*

Date: July 29, 2024

2024-069  
FILED FOR RECORD  
AT 1033 O'CLOCK A.M.

JUL 31 2024

**DEED OF TRUST**

SHERRY DOWD County Clerk  
NAVARRO COUNTY, TEXAS  
BY JW DEPUTY

DATE: July 8, 2020  
BUYER: Fidel Hernandez Aguero and Jose Hernandez  
BUYER'S ADDRESS: Fidel Hernandez Aguero and Jose Hernandez  
1018 S Rosemont Ave  
Dallas, Texas 75208  
SELLER: Avina Properties, LLC  
COUNTY WHERE PROPERTY IS LOCATED: Navarro  
PROPERTY: Being Lot 1 of Ramesh Estates, an unrecorded subdivision  
in Navarro County, Texas, said Lot 1 being described by  
metes and bounds in Exhibit "A" attached hereto and  
incorporated herein by reference.  
HOLDER: Avina Properties, LLC  
PO Box 490069  
Key Biscayne, Florida 33149  
TRUSTEE: Robert J. Rockett or Cathyrine Rockett or Rebecca Martinez  
SENDER OF NOTICE: Robert J. Rockett  
307 W. 7<sup>th</sup> Street #1719  
Fort Worth, Texas 76102

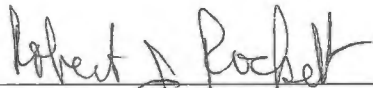
DATE of PROPERTY SALE: (First Tuesday of the Month): September 3, 2024

EARLIEST TIME OF SALE OF PROPERTY: **1:00 PM**

PLACE OF PROPERTY SALE: Navarro County Courthouse in Corsicana, Texas, THE FRONT STEPS OF THE NAVARRO COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

Default has occurred in the Deed of Trust. Buyer has failed to cure the default after notice, and the period to cure has expired. Seller, the owner, and holder of the Deed of Trust, has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.

  
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Robert J. Rockett, Trustee

Robert J. Rockett  
307 West 7<sup>th</sup> St Ste. 1719  
Fort Worth, Texas 76102  
817-332-2434

**EXHIBIT "A"**

TRACT 1

PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE J. PEOPLES SURVEY, ABSTRACT NO. 9, NAVARRO COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO AVINA PROPERTIES, LLC, RECORDED IN INSTRUMENT NO. 2020-2904, OF THE OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS, (OPRNCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3-1/4" ALUMINUM TXDOT MONUMENT FOUND FOR THE NORTHWEST CORNER OF SAID AVINA TRACT AND THE COMMON NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO LANDMART DEVELOPMENT, LTD, RECORDED IN INSTRUMENT NO. 2016-00004538, OPRNCT, IN THE SOUTH RIGHT-OF-WAY (ROW) LINE OF F.M. HIGHWAY NO. 3041 (A CALLED 100' ROW);

THENCE N 28°27'52" E, ALONG THE NORTH LINE OF SAID AVINA TRACT AND THE COMMON SOUTH ROW LINE OF SAID F.M. HIGHWAY NO. 3041, A DISTANCE OF 108.28 FEET TO A 3-1/4" ALUMINUM TXDOT MONUMENT FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3350.00 FEET, A CHORD BEARING N 30°16'58" E, AND A CHORD LENGTH OF 212.61 FEET;

THENCE ALONG THE NORTH LINE OF SAID AVINA TRACT AND THE COMMON SOUTH ROW LINE OF SAID F.M. HIGHWAY NO. 3041 AND SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 212.64 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET IN CONCRETE FOR CORNER, FROM WHICH A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO RICARDO LANCON AND BLINZIA LANCON, VOLUME 1425, PAGE 382, OPRNCT BEARS ALONG THE CONTINUATION OF SAID CURVE TO THE RIGHT NORTHEAST AN ARC LENGTH OF 1064.46 FEET;

THENCE S 47°13'20" E, OVER AND ACROSS SAID AVINA TRACT, A DISTANCE OF 1442.18 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET IN CONCRETE IN THE SOUTH LINE OF SAID AVINA TRACT AND THE COMMON NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO RHONDA ARNETT, RECORDED IN INSTRUMENT NO. 2017-00004228, OPRNCT, FROM WHICH A 6" STEEL POST FOUND FOR THE SOUTHEAST CORNER OF SAID AVINA TRACT AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO RHONDA ARNETT, RECORDED IN INSTRUMENT NO. 2017-00004229, OPRNCT BEARS N 42°42'51" E, A DISTANCE OF 1922.34 FEET;

THENCE S 42°42'51" W, ALONG THE SOUTH LINE OF SAID AVINA TRACT AND THE COMMON NORTH LINE OF SAID ARNETT TRACT, A DISTANCE OF 312.49 FEET TO A 6" STEEL FENCE POST FOUND FOR THE SOUTHWEST CORNER OF SAID AVINA TRACT AND THE COMMON NORTHWEST CORNER OF SAID ARNETT TRACT, IN THE EAST LINE OF SAID LANDMART TRACT;

THENCE N 47°13'20" W, ALONG THE WEST LINE OF SAID AVINA TRACT AND THE COMMON EAST LINE OF SAID LANDMART TRACT, A DISTANCE OF 1369.76 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.100 ACRES OF LAND, MORE OR LESS.

