

NOTICE OF FORECLOSURE 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 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.

1. *Property to Be Sold.* The property to be sold is described as follows:

Legal Description: See Exhibit "A"

2. *Instrument to be foreclosed:* 'The instrument to be foreclosed is the Deed of Trust dated October 14, 2022, in the original amount of \$169,000.00 being executed by Neighborhood Partner, Inc. in favor of Neighborhood Partner, Inc. and being recorded in Instrument No. 2022-011075 in Navarro County, together with any other provision of the Promissory Note agreement between Neighborhood Partner, Inc. and Glendale Rolon Rivera dated October 14, 2022, in the event of a default.

3. *Date, Time, and Place of Sale.*

Date: 11/05/2024

Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.

Place: Navarro County Courthouse, Texas at the following location: 300 W. 3rd Avenue, Corsicana, Texas 75110 or as designated by the County Commissioners Court

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part 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 express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. *Obligations Secured.* The Deed of Trust executed by Glendale Rolon Rivera as Grantor and Neighborhood Partner, Inc as Grantee, provides that it secures the payment of the indebtedness in the original principal amount of \$169,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals, assignments and extensions of the note. Neighborhood Partner, Inc is the current mortgagee of the note and deed of trust

Default and Request to Act. Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Executed this the 9th day of October 2024

Denyse Crews
Denyse Crews
Substitute Trustee

2024-102

FILED FOR RECORD
AT 9:30 O'CLOCK A.M.

OCT 10 2024

c/o Neighborhood Partner, Inc 9129 Belshire Dr., #100, North Richland Hills, TX 76182
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

EXHIBIT A
Legal Description

Being all that certain lot, tract or parcel of land located in Navarro County, Texas, and being a part of the John McNeal Survey, and being a tract of land described in deed to Charles L. Lennon, Jr, by deed recorded in Volume 865, Page 811, Deed Records, Navarro County, Texas, (D.R.N.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a fence post for corner, said point being in the Northeast line of Latta Street and being at the West corner of a tract of land described in deed to Larry David Lennon, by deed recorded in Volume 1217, Page 369, (D.R.N.C.T.) and being at the South corner of that tract herein described;

THENCE North 29 degrees 45 minutes 38 seconds West, passing at a distance of 14.55 feet to a 1/2 inch iron rod found on line for reference, continuing at a distance of 199.57 feet to a 1/2 inch iron rod found on line for reference, continuing at a total distance of 482.45 feet to a 1/2 inch yellow capped iron rod set for corner, said point being at the South corner of that tract of land described in deed to Jorge Oronia and Vanessa Oronia, a married couple, by deed recorded in Instrument Number 2019-3956, (D.R.N.C.T.);

THENCE North 46 degrees 15 minutes 21 seconds East, a distance of 120.04 feet to a point for corner, said point being in the Southwest line of a tract of land described in deed to Jamey C, Cline and spouse, Michelle L. Cline, by deed recorded in Instrument Number 2009-4059, (D.R.N.C.T.) from which a 60D nail found bears South 44 degrees 47 minutes 14 seconds West, 1.84 feet for reference;

THENCE South 29 degrees 29 minutes 16 seconds East, a distance of 165.00 feet to a 1/2 inch pipe found for corner;

THENCE North 44 degrees 28 minutes 18 seconds East, a distance of 204.74 feet to a 1 inch pipe found for corner, said point being in the Southwest line of a tract of land described in deed to Roy McCain and wife, Betty Joyce McCain, by deed recorded in Volume 690, Page 435, (D.R.N.C.T.);

THENCE South 28 degrees 53 minutes 59 seconds East, a distance of 399.10 feet to a 1 1/2 inch yellow capped iron rod set for corner, said point being in the Southwest line of a tract of land described in deed to Albert Marchionda II and Laureen Marie Galia, a married couple and Tamara Anna Galia, a single individual, by deed recorded in Instrument Number 2017-6032, (D.R.N.C.T.) and being at the North corner of the aforesaid Lennon tract;

THENCE South 59 degrees 40 minutes 22 seconds West, a distance of 306.75 feet to the PLACE OF BEGINNING and containing 129,614 square feet or 2.98 acres of land.