

Michael Edward Eeds and Evalou Cleere Eeds, Noteholder
Ghrist Law Firm PLLC (hereinafter "Attorney")

Nicholas Owon Atudonyang
Salome Sutter
1120 Firewheel Place McKinney, TX 75069

Sent via first class mail and CMRR # 9489 0178 9820 3031 7020 54 on 11.12.2024

2024-113
FILED FOR RECORD
AT 2:06 O'CLOCK P M.
NOV 12 2024
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY _____ DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS Nicholas Owon Atudonyang and Salome Sutter executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Navarro County, Texas and is recorded under Clerk's File/Instrument Number 2023-004629, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 3rd day of December, 2024

Time: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Navarro County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Tract I: All of that certain lot, tract, or parcel of land situated in the W.R. Bowen Survey, A-57, and in the John O' Donnel Survey A-889 Navarro County and being part of a called 814.185 acre tract described by deed recorded in Instrument No. 2015-00008791 of the Official Public Records of Navarro County and being more fully described by metes and bounds as follows: BEGINNING at a found 5/8" iron rod for the east corner of this tract and also being the southeast corner of the above mentioned 814.185 acre tract located in the north approximate north R.O.W. of S. E. C.R. 0050; THENCE South 37° 36' 55" West 112.00 feet along said approximate R.O.W. to a set 1/2" iron rod for an angle corner of this tract; THENCE South 16° 05' 40" West 524 .00 feet to a found 1/2" iron rod for an angle corner of this tract located in S.E. C.R. 0050; THENCE South 57° 25' 01" West 171.29 feet to a set 1/2" iron rod for the south corner of this tract and also being the east corner of a 60.00 acre tract surveyed this date; WITNESS: South 57° 25' 01' West 2281.36 feet a found 1/2" iron pipe for a southwest corner of the above mentioned 814. 185 acre tract; THENCE North 70° 22' 10" West 2340.95 feet to a set 1/2" iron rod for the west corner of this tract located in the south R.O.W. of State Highway 31 and also being the north corner of a 60.00 acre tract surveyed this

date; WITNESS: South 20° 02' 45" West 360.69 feet a found 5/8" iron rod; THENCE North 20° 02' 45" East 83.89 feet along said R.O.W. to a set 1/2" iron rod for an angle corner of this tract; THENCE North 14° 20' 20" East 100.50 feet along said R.O.W. to a set 1/2" iron rod for an angle corner of this tract; THENCE North 20° 02' 58" East 1850.00 feet along said R.O.W. and generally along a fence to a set 1/2" iron rod for an angle corner of this tract; THENCE North 25° 45' 37" East 201.00 feet along said R.O.W. and generally along a fence to a set 1/2" iron rod for an angle corner of this tract; THENCE North 20° 02' 59" East 300.00 feet along said R.O.W. and generally along a fence to a set 1/2" iron rod for an angle corner of this tract; THENCE North 24° 46' 39" East 33.79 feet along said R.O.W. and generally along a fence to a found 5/8" iron rod for the north corner of this tract; THENCE South 33° 03' 13" East 317.46 feet generally along a fence to a found 5/8" iron rod for an angle corner of this tract; THENCE South 31° 28' 36" East 1027.26 feet generally along a fence to a set 1/2" iron rod for an ell corner of this tract; THENCE North 59° 34' 13" East 69.63 feet generally along a fence to a found 1" iron pipe for an ell corner of this tract; THENCE South 32° 42' 53" East 1667.15 feet generally along a fence to the point of beginning and containing 93.53 acres of land, more or less. Tract II: All that certain lot, tract or parcel of land being a 38.507 acre tract or parcel of land situated in the William R. Bowen Survey; Abstract No. 57, Navarro County, Texas, and being part of that certain called 60.00 acre tract of land conveyed to Michael Edward Eeds et ux, recorded in Document No. 2022-1522, Official Public Records of Navarro County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at a 1/2" iron rod found on the East right-of-way of Texas 31 (Loop), at the North corner of said 60.00 acre tract, at the West corner of that certain called 93.53 acre tract of land, conveyed to Michael Edward Eeds et ux, recorded in Document No. 2022-2898, Official Public Records of Navarro County, Texas, and in the East line of that certain called 34.099 acre tract of land, conveyed to the State of Texas, recorded in Document No. 2016-5522, Official Public Records of Navarro County, Texas; THENCE South 70 Degrees 21 Minutes 36 Seconds East, with the Northeast line of said 60.00 acre tract and with the Southwest line of said 93.53 acre tract, a distance of 2,340.79 feet to a 1/2" iron rod found near the North edge of gravel on County Road No. SE0050, at the East corner of said 60.00 acre tract and at the South corner of said 93.53 acre tract; THENCE South 57 Degrees 25 Minutes 16 Seconds West, along the North edge of gravel on County Road No. SE0050 and with the Southeast line of said 60.00 acre tract, a distance of 1,753.19 feet to a 1/2" iron rod set (ROCKIN B), at the South corner of this tract, from which a 1/2" iron rod found (SHALLOW CREEK) bears, North 7 4 Degrees 24 Minutes 55 Seconds East, a distance of 3.77 feet and a 1/2" iron pipe found for the South corner of said 60.00 acre tract bears, South 57 Degrees 25 Minutes 16 Seconds West, a distance of 528.37 feet; THENCE North 24 Degrees 39 Minutes 47 Seconds West, over and across said 60.00 acre tract, a distance of 1,814.46 feet to a 1/2" iron rod set (ROCKIN 8) on the East right-of-way of Texas 31 (LOOP), on the Northwest line of said 60.00 acre tract, and on the East line of said 34.099 acre tract, from which a 5/8" iron rod found (PINK ROW) bears, South 20 Degrees 02 Minutes 38 Seconds West, a distance of 273.86 feet; THENCE North 20 Degrees 02 Minutes 38 Seconds East, with the East right-of-way of Texas 31 (LOOP), with the Northwest line of said 60.00 acre tract, and with the East line of said 34.099 acre tract, a distance of 87.12 feet to the POINT OF BEGINNING and CONTAINING 38.507 acres of land, more or less.

3. Name and Address of Sender of Notice:

Christ Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.

The senders of the notice also include those names listed below.

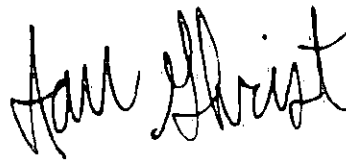
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey, David Waggoner
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136