

2024/126

FILED FOR RECORD
AT 3:00 O'CLOCK P.M.

DEC 30 2024

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY SD KO DEPUTY

Assert and protect your rights as a member of the armed forces of the United States. If you 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. **Date, Time, and Place of Sale.**

DATE: March 4, 2025

TIME: 11:00 AM

PLACE: 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 Commissioners Court

2. **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 50.009 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.

3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 22, 2020 and recorded as Instrument Number 00004849, real property records of Navarro County, Texas.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Doyle A. Seagroves and Lori A. Seagroves, securing the payment of the indebtedness in the original principal amount of \$153,137.00, and obligations therein described including but not limited to the promissory note; and all modifications renewals and extensions of the promissory note. Village Capital & Investment LLC is the current mortgagee of the note and deed of trust or contract lien.

5. **Default.** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

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

All of that certain lot, tract, or parcel of land situated in the E. Ramirez Survey, Abstract 717, Navarro County, Texas, being all of a called 15.000 acre tract described in Volume 1742, Page 416, Deed Records of Navarro County, Texas. Said tract being more fully described by metes and bounds as follows.

BEGINNING at a 1/2" iron rod found on the north line of County Road No. NW4160, for the southeast corner of this tract, also being the southeast corner of the said 15.000 acre tract;

THENCE with the north line of County Road No. NW4160, and the south line of the said 15.000 acre tract as follows: S 83° 15' 47" W 219.74 feet and N 85° 48' 01" W 429.41 feet to a 1/2" iron rod found for the southwest corner of this tract, also being the southwest corner of the said 15.000 acre tract;

THENCE N 30° 01' 55" W with the west line of the said 15.000 acre tract, at 989.27 feet to a 1/2" iron rod found for the northwest corner of this tract, also being the northwest corner of the said 15.000 acre tract;

THENCE N 60° 18' 35" E with the north line of the said 15.000 acre tract, at 557.60 feet to a 1/2" iron rod found for the northeast corner of this tract, also being the northeast corner of the said 15.000 acre tract;

THENCE S 30° 00' 00" E with the east line of the said 15.000 acre tract, at 1,314.40 feet to the PLACE OF BEGINNING and CONTAINING within this description 14.94 acres of land.

7. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Services is authorized to collect the debt and to



administer any resulting foreclosure of the lien securing the property referenced above. Village Capital & Investment LLC as Mortgage Servicer, is representing the current mortgagee, whose address is:

**2460 Paseo Verde Parkway
Suite 110
Henderson, Nevada 89074**

8. **Appointment of Substitute Trustee.** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint Jennifer Hooper, Robert LaMont, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Mollie McCoslin, whose address is c/o Brock & Scott, 4225 Wingren Drive, Suite 105, Irving, TX 75602, Substitute Trustee to act under and by virtue of said Deed of Trust.
9. **Limitation of Damages.** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.


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.

Date: 12/23/2024


Jennifer Hooper

Certificate of Posting

I am Sheryl LaMont whose address is 1604 N 10th St, Longview, TX 75601. I declare under penalty of perjury that on December 30, 2024 I filed this Notice of [Substitute] Trustees Sale at the office of the Navarro County Clerk and caused it to be posted at the location directed by the Navarro County Commissioners Court.


Declarant's Name: Sheryl LaMont
Date: December 30, 2024