

2017-81
FILED FOR RECORD
AT 9:51 O'CLOCK a M.

NOTICE OF FORECLOSURE SALE

AUG 10 2017

Notice is hereby given of a public nonjudicial foreclosure sale.

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

BY J. C. Dean DEPUTY

1. Deed of Trust. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

Date: August 29, 2013
Grantor(s): Bernabe Bravo and Bertha Munoz
Beneficiary: Citizens National Bank
Substitute Trustee: Charles E. Lauffer, Jr., Scott A. Ritchenson, Lance Vincent and Douglas A. Ritchenson
Recording Information: Deed of Trust recorded under document number 00007330 of the Official Public Records of Navarro County, Texas.

2. Property to be Sold. The property to be sold (the "Property") is described as follows:

ALL THOSE CERTAIN LOTS, TRACTS, OR PARCELS OF LAND BEING LOTS 13 AND 14 IN BLOCK 589, CITY OF CORSICANA, NAVARRO COUNTY, TEXAS IN THE GARITY ADDITION TO THE CITY OF CORSICANA TEXAS, A PLAT OF WHICH IS RECORDED IN VOLUME 104, PAGE 608, DEED RECORDS OF NAVARRO COUNTY, TEXAS AND ACCORDING TO THE OFFICIAL MAP OF SAID CITY WHICH CURRENTLY HAS AN ADDRESS OF 601 S 31ST STREET, CORSICANA, TEXAS 75110.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time and place:

Date: September 5, 2017
Time: The sale shall begin no earlier than 10:00 a.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 1:00 p.m.
Place: Navarro County Courthouse in Corsicana, Texas, at the following location:
In the area of such Courthouse designated by the Navarro County Commissioners' Court as the area where foreclosure sales shall take

place, or, if no such area has been designated, then at the east entrance of Navarro Center at 800 N. Main Street in Corsicana, Texas.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reporting or refiling may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

The sale will be made expressly subject to unpaid ad valorem taxes and any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

A purchaser at the sale of the Property "acquires the Property "AS IS" without any expressed or implied warranties" (except as to the warranties of title from the grantor identified in the deed of

trust described below). Any purchaser acquires the Property "at the purchaser's own risk." Texas Property Code §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Bernabe Bravo and Bertha Munoz. The deed of trust is dated August 29, 2013, and is recorded in the office of the County Clerk of Navarro County, Texas, under document number 00007330 of the Official Records of Navarro County, Texas.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the August 29, 2013 promissory note in the original principal amount of \$58,500.00, executed by Bernabe Bravo and Bertha Munoz, and payable to the order of Citizens National Bank; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). Citizens National Bank is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Citizens National Bank, Attention: Lindsay Mooneyhan, telephone 903-874-8251.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has asked me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: August 9, 2017.



Charles E. Lauffer, Jr., Substitute Trustee
821 ESE Loop 323, Suite 530
Tyler, Texas 75701
Tel: (903) 535-2900
Fax: (903) 533-8646

Notice to Members of the Armed Forces of the United States:

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.

E:\Client\Charles' Client's\CNB\Bravo, Bernabe\notice of sale.wpd