

2017-121

FILED FOR RECORD
AT 3:05 O'CLOCK P M.

NOTICE OF FORECLOSURE SALE

OCT 30 2017

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

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY OT DEPUTY

C0780 COUNTRY MANOR ESTATES BLK A LOT 5 .9 ACRES S#1PTX10956ATX

**S#1PTX10956BTX. PROPERTY ID 60798. COMMONLY KNOWN AS 207 NW CR 2005,
CORSICANA, TEXAS 75110 as attached to Exhibit A.**

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Contract for Deed dated June 24, 2014 recorded in the real property records# 00007304 Volume 2015 Page 7304 of Navarro County, Texas.

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

DATE: December 5, 2017

TIME: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

LOCATION: Navarro County Courthouse as follows:
300 W. 3rd Ave
Corsicana, TX 75110
Or as designated by the county commissioners

The Contract for Deed permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the contract for deed need not appear at the date, time, and place of a scheduled sale 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. The reposting 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 day the property is sold.

The sale will be made expressly subject to 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 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.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell 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.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust.
6. *Obligations secured.* The deed of trust provides that it secured the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to
 - (a) the Contract for Deed in the original principal amount of \$55,000, executed by Juan F. Rodriguez and Ana L. Garcia, and payable to the order of Luis Orizaba. Luis Orizaba is the current owner and holder of the obligations and is the beneficiary under the Contract for Deed.

Questions concerning the sale may be directed to the undersigned.

7. *Default and Request to Act.* Default has occurred under the Contract for Deed, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person to substitute trustee to conduct the sale.

Date: 10/26, 2017

Respectfully submitted,

By: 

DANIEL C. PEREZ

State Bar No. 15776401

PEREZ & LINK, PLLC

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Dallas, Texas 75231

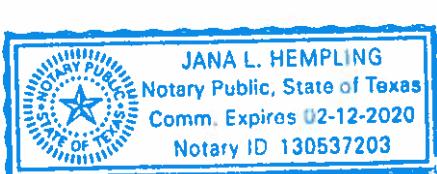
dperez@perezandlink.com

Telephone: 214-521-4394

Facsimile: 214-521-5871

APPOINTED TRUSTEE

SUBSCRIBED AND SWORN TO BEFORE ME on the 26 day of October, 2017, personally appear Daniel C. Perez, to certify which witness my hand and official seal.




Jana L. Hempling
Notary Public
State of Texas

EXHIBIT A

C0780 COUNTRY MANOR ESTATES BLK A LOT 5 .9 ACRES

S#1PTX10956ATX S#1PTX10956BTX.

PROPERTY ID 60798.

COMMONLY KNOWN AS 207 NW CR 2005, CORSICANA, TEXAS 75110