

2018-84
FILED FOR RECORD
AT 4:15 O'CLOCK P.M.

AUG 14 2018

NOTICE OF FORECLOSURE SALE

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY Ry Sullant DEPUTY

Notice is hereby given of a public non-judicial foreclosure sale.

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

All that certain lot, tract or parcel of land being Lot 12 of the Countrybrook Estates as shown on plat recorded in Volume 6, Page 264, Plat Records of Navarro County, Texas.

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

Date: September 4, 2018

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: Navarro County Courthouse at the following location: 3rd Avenue on South Side of Courthouse or other place as designated by the Commissioner's Court of Navarro County, 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 reposting or refileing may be after the date originally scheduled for this sale.

3. 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Rogelio Rodriguez and Kenia Rodriguez, a married couple, and notice of said sale has been served to Rogelio Rodriguez and Kenia Rodriguez. The Deed of Trust is dated June 26, 2015, and is recorded in Instrument No. 4425 (2015), Official Public Records of Navarro County, Texas.

5. 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 promissory note in the original principal amount of \$60,000.00, executed by Rogelio Rodriguez and Kenia Rodriguez, and payable to the order of Sandra Villalba and Ramon Villalba; and (2) all modifications, renewals and extensions of the note. Sandra Villalba 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.

6. Default and Request To Act. Default has occurred under the deed of trust, 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 substitute trustee to conduct the sale.

Dated: August 14, 2018



Lowell Olsen Dunn, Trustee