

2019 - 83

FILED FOR RECORD
AT 2:10 O'CLOCK P.M.

NOTICE OF FORECLOSURE SALE

JUL 15 2019

**THE STATE OF TEXAS §
§
COUNTY OF DALLAS §**

KNOW ALL MEN BY THESE PRESENTS *AK* **DEPUTY**

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

Pursuant to the authority conferred upon me by that certain Deed of Trust executed by Valerie Davis and Sebie Davis of Navarro County, Texas to J. C. Johnson, TRUSTEE, dated November 12, 2018, for the benefit of the Beneficiary therein identified, duly recorded under Document Number 00009271 of the Real Property Records of Navarro County, Texas, securing the payment of that on certain promissory note in the amount of \$25,000, I will as substitute trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby, default having been made in the payment thereof, sell on Tuesday, August 6, 2019, (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area designated by the County Commissioners Court at the hour of 10:00 a.m. or with in three hours thereafter on that day, the property described as follows:

Being all that certain lot, tract or parcel of land situated in the SARAH CARTER SURVEY, ABSTRACT NO. 184, in the Town of Blooming Grove, Navarro County, Texas, same being a tract of land described in deed to Teresa Lucero Sanchez recorded in Document No. 00005909, Deed Records, Navarro County, Texas (D.R.N.C.T.) and being more particularly described as follows:

Beginning at a 1/2 inch iron rod found for corner in the Northeast line of N. Fordyce Street, at the South corner of a tract of land described in deed to Blooming Grove Investments I, LLC recorded in Document No. 00005600, (D.R.N.C.T.); Thence North 45 degrees 55minutes 48 seconds East, passing a 1/2 inch iron rod found for reference, at a distance of 154.97 feet at the East corner of said Blooming Grove Investments tract and at the south corner of a tract of land described in deed to Lance Shaw and wife, Pam Shaw recorded in Document No. 00008492 (D.R.N.C.T.) and continuing a total distance of 309.26 feet to a 1/2 inch yellow capped iron rod set for corner in the Southwest line of N. Kerr Street t and at the East corner of said Shaw tract, from which a 5/8 inch iron rod found bears North 40 degrees 37 minutes 12 seconds West, a distance of 0.25 feet for witness;

Thence South 44 degrees 08minutes 26 seconds East, along said Southwest line of N. Kerr Street, a distance of 58.42 feet to a 1/2 inch yellow capped iron rod set at the North corner of a tract of land described in deed to Lance Shaw and Pam Shaw recorded in Document No. 00004564 (D.R.N.C.T.);

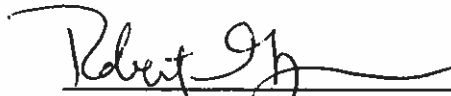
Thence South 46 degrees 04minutes 53 seconds West, a distance of 309.07 feet to a 1/2 inch yellow capped iron rod set for corner in the

Northeast line of said N. Fordyce Street and at the West corner of said Shaw tract (Document No. 00004564);

Thence North 44 degrees 19minutes 54 seconds West, along said Northeast line of N. Fordyce Street, a distance of 57.61 feet to the PLACE OF BEGINNING and containing 17,936 square feet or 0.41 of an acre of land.

Also known as 508 N. Fordyce St., Blooming Grove, TX 76626, which is located in Navarro County, Texas.

Executed this 15 day of July 2019.



Robert Gloyna, Attorney
2633 McKinney Ave., #130-167
Dallas, Texas 75204
(214) 557-4998
(214) 666-8975 FAX
gloynalaw@hotmail.com

After Recording Return to:
Robert Gloyna, Attorney
2633 McKinney Ave., #130-167
Dallas, Texas 75204
(214) 557-4998
(214) 666-8975 FAX
gloynalaw@hotmail.com

Military Status Affidavit

STATE OF TEXAS

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COUNTY OF Dallas

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BEFORE ME, on this day personally appeared, Teresa Lucero Sanchez, a person whose identity is known to me. After I administered an oath to her, upon her oath and under penalty of perjury, stated that the following facts are true:

"My name is Teresa Lucero Sanchez. I am capable of making this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

Sebie Davis is not in military service. I know this because I am the Lender and Seller of the following property to Valerie Davis and Sebie Davis:

Being all that certain lot, tract or parcel of land situated in the SARAH CARTER SURVEY, ABSTRACT NO. 184, in the Town of Blooming Grove, Navarro County, Texas, same being a tract of land described in deed to Teresa Lucero Sanchez recorded in Document No. 00005909, Deed Records, Navarro County, Texas (D.R.N.C.T.) and being more particularly described as follows:

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Thence South 44 degrees 08minutes 26 seconds East, along said Southwest line of N. Kerr Street, a distance of 58.42 feet to a 1/2 inch yellow capped iron rod set at the North corner of a tract of land described in deed to Lance Shaw and Pam Shaw recorded in Document No. 00004564 (D.R.N.C.T.);

Thence South 46 degrees 04minutes 53 seconds West, a distance of 309.07 feet to a 1/2 inch yellow capped iron rod set for corner in the Northeast line of said N. Fordyce Street and at the West corner of said Shaw tract (Document No. 00004564);

Thence North 44 degrees 19minutes 54 seconds West, along said Northeast line of N. Fordyce Street, a distance of 57.61 feet to the PLACE OF BEGINNING and containing 17,936 square feet or 0.41 of an acre of land.

Also known as 508 N. Fordyce St., Blooming Grove, TX 76626, which is located in Navarro County, Texas (the "Property").

I sold the Property to Valerie Davis and Sebie Davis in November 2018. At the closing of the Property in November 2018, Sebie Davis executed a Non-Military Affidavit swearing that he was not currently in the military. Further, since the closing of the Property, I have met with and spoke to Sebie Davis numerous times because of his and Valeries Davis' failure to make payments, the acceleration of the note and foreclosure. Valerie Davis and Sebie Davis have continuously resided at the Property since closing to June 27, 2019.

Signed on June 28, 2019

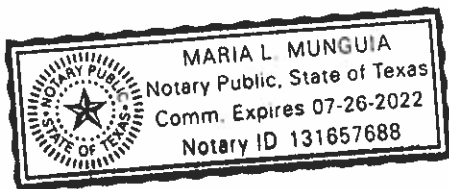
By: Teresa L. Sanchez

Teresa Lucero Sanchez

714 Cherry Laurel Lane,

Dallas, Dallas County, TX 75211

Email: terisasanchez273@hotmail.com



State of Texas, County Dallas

SWORN TO AND SUBSCRIBED BEFORE ME the undersigned notary on this date June 29, 2019, by Teresa Lucero Sanchez.

Maria L. Munguia
Notary Public, State of Texas