

2019 - 46

FILED FOR RECORD  
AT 3:55 O'CLOCK P.M.

**NOTICE OF FORECLOSURE SALE**

APR 26 2019

Notice is hereby given of a public non-judicial foreclosure sale by SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS

BY [Signature] DEPUTY

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 7 of the Park Meadows Addition in S.P. Bailey Survey, Abstract No. 81, 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: June 4, 2019

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter.

Place: Navarro County Courthouse, at the following location: South entrance along 3<sup>rd</sup> Avenue at Navarro County Courthouse at 300 W. 3<sup>rd</sup> Avenue, Corsicana, Texas 75110, or other place as designated by the Commissioner's Court of Navarro County, Texas.

The Lienholder can instruct the trustee under the contract for deed 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 contract for deed 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 contract for deed, 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 lien and security interest foreclosure sale being conducted under a Contract for Deed executed by Manuel D. Chairez and Martha P. Chairez, and notice of said sale has been served to Manuel D.

Chairez and Martha M. Chairez. The Contract for Deed is dated September 24, 1999, and is unrecorded in the Deed 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 \$15,000.00, executed by Manuel D. Chairez and Martha P. Chairez, and payable to the order of Micheline Oglesby and Billy Joe Oglesby; and (2) all modifications, renewals and extensions of the note. Billy Joe Oglesby 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.

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: April 26, 2019.



Lowell Olsen Dunn, Trustee