

NOTICE OF TRUSTEE'S SALE
(BY SUBSTITUTE TRUSTEE)

Debt evidenced by that certain Real Estate Obligation dated February 7, 2020, executed on March 10, 2020 by Amanda Garcia and Jose Hernandez to Eduardo Govea, That Obligation is secured by a certain Deed of Trust dated February 7, 2020, (the "Deed of Trust") from Amanda Garcia and Jose Hernandez, each being a single person to David K Waggoner as Trustee for the benefit of Eduardo Govea and recorded on March 20, 2020 as Document No. 00002393 in the Official Public Real Estate Records of Navarro County, Texas.

Legal Description of the property (Including any Improvements):

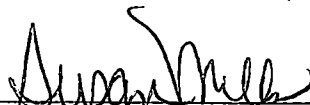
All that certain lot, tract or parcel of land containing 0.374 acre, more or less, being Lot B in Section 2, in Block 382 of CORSICANA SUBDIVISION according to the Official Map of the City of Corsicana, Navarro County, Texas, and said property being commonly known as: 811 West 11th Avenue, Corsicana, Texas, 75110. NCAD Property ID Number: 31211.

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust: and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the First(1st) day of February,, 2022, between the hours of 10:00 a.m. and 4:00 p.m. the foreclosure sale will be conducted in Navarro County, Texas, in the area of the Courthouse of said county designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioner's Court of said county, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The Trustee's Sale will begin no earlier than 1:00 p.m. and must be conducted within three hours of such starting time. Said sale shall be to the highest bidder for cash or cash equivalent, except that the owner and holder of the indebtedness may bid as a credit against that indebtedness. **Any third party purchaser must have funds available at the time of bidding. Said funds must be in the form of cash or cashier's check issued by a FEDERALLY INSURED INSTITUTION.**

EXECUTED on this 10th day of January, 2022..



Jim Mills, Ed Henderson, George
Hawthorne, Andrew Mills or Susan Mills,
Substitute Trustee, any to act

Questions should be directed to: Abstracts/Trustees of Texas
Foreclosure Department
9130 Jollyville Road
Suite 100-21
Austin, Texas 78759
(512)340-0331

2022-2
FILED FOR RECORD
AT 1:27 O'CLOCK PM

JAN 10 2022

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY Rachel Jones DEPUTY