

2022 24
FILED FOR RECORD
AT 2:35 O'CLOCK P M.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

APR 29 2022

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

Date: April 29, 2022

Substitute Trustee: John H. Jackson
Lender/Holder: United States Invention Corporation

Loan: Promissory Note, dated January 17 2011, in the original principal sum of \$40,000.00 executed by Talisha Spicer and payable to the Order of the United States Invention Corporation, said Note being secured by a deed of trust dated January 17, 2011, from Talisha Spicer to the said United States Invention Corporation, recorded as Document 2011- 00006623 , Official Public Records, Navarro County, Texas.

Deed of Trust Information

Date: January 17, 2011
Grantor: Talisha Spicer
Beneficiary: Untied States Invention Corporation
Recording Information: 2011-00006623, Official Public Records, Navarro County, Texas

Property: all that certain lot, tract of parcel of property being situated in Navarro County, Texas, and consisting of 3.3 acres of land, more or less, a part of the T.J. Chambers Survey of said County, further described in the Deed of Trust described above and referred to as Lots 53 and 54.

County: Navarro

Date of Sale of Property (First Tuesday of Month) June 7, 2022
Time of Sale: Between hours of 10:00 a.m. and 2:00 p.m.
Place of Sale: Front Steps of Navarro County Courthouse, 300 W. 3rd Ave, Corsicana, Navarro County, Texas

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Lender/Holder has appointed John H. Jackson as Substitute Trustee under the Deed of Trust. Lender/Holder has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is hereby given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for case, 'AS IS.' The earliest

time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



John H. Jackson, Substitute Trustee