

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2022-25  
FILED FOR RECORD  
AT 2:35 O'CLOCK P.M.

Date: April 29, 2022

APR 29 2022

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

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY: [Signature] DEPUTY

Loan: Promissory Note, dated , in the original principal sum of \$ 42,500.00  
executed by Kathleen M. Sanders and payable to the Order of the United States Invention  
Corporation, said Note being secured by a deed of trust dated July 15, 2013, from Kathleen M.  
Sanders to the said United States Invention Corporation, recorded as Document No.

2013-00007236, Official Public Records, Navarro County, Texas.

**Deed of Trust Information**

Date: July 15, 2013  
Grantor: Kathleen M. Sanders  
Beneficiary: United States Invention Corporation  
Recording Information: 2013-00007236

**Property:** all that certain lot, tract of parcel of property being situated in Navarro County,  
Texas, and consisting of 2.89 acres of land, more or less, a part of the J.H. Johnson Survey of  
said County, further described in the Deed of Trust described above.

**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. 3<sup>rd</sup> 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.

  
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John H. Jackson, Substitute Trustee