

NOTICE OF TRUSTEE'S SALE

Date: July 14, 2022

Trustee: Lowell Olsen Dunn
Lender/Holder: GC Moran Investments, LLC

Note: Promissory Note, dated February 28, 2020, in the original principal sum of \$154,300.00, executed by Sandra Miller, Trustee of the Miller Family Trust dated July 21, 2010, and payable to the order of GC Moran Investments, LLC.

Deed of Trust

Date: February 28, 2020
Grantor: Sandra Miller, Trustee of the Miller Family Trust dated July 21, 2010
Lender: GC Moran Investments, LLC
Recording Information: Instrument No. 2020-002010, Official Records of Navarro County, Texas.

Property:

All that certain lot, tract or parcel of land situated within the corporate limits of the City of Corsicana, Texas, being 75 feet x 135 feet out of Block 522 of Jester Place Addition to the Official Map of the City of Corsicana, Texas, and more particularly described by metes and bounds as follows, to-wit:

BEGINNING 75 feet N 60 E from the Southwest corner of said Block;
THENCE N 60 E 75 feet;
THENCE N 30 W 135 feet;
THENCE S 60 W 75 feet;

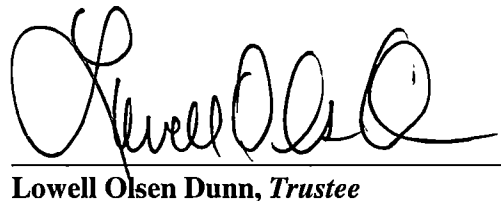
THENCE S 30 E 135 feet to the place of beginning and being the same property conveyed to Mike Kamen by Seth W. Montgomery and wife, Lorene K. Montgomery, by deed dated January 4, 1947, and recorded in Volume 458, Page 335 of the Deed Records of Navarro County, Texas; and being the same property described in that certain Warranty Deed from Mrs. Jessica Kamen, a widow to George B. Nokes, Jr. and wife, Barbara C. Nokes, dated July 1952 and of record in Volume 529, Page 105 of the Navarro County Deed Records.

County: Navarro
Date of Sale of Property (first Tuesday of month): September 6, 2022.
Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m.
Place of Sale: The front steps of the Navarro County Courthouse, 300 West Third Avenue, 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 instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "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.



Lowell Olsen Dunn, Trustee

2022-40

FILED FOR RECORD
AT 7:00 O'CLOCK P M.

JUL 14 2022

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY Sherry Dowd DEPUTY