

2023-013

NOTICE OF SUBSTITUTE TRUSTEE'S SALE FILED FOR RECORD

AT 9:20 O'CLOCK a M.

Date: March 2, 2023

Substitute Trustee: Lowell Olsen Dunn
Lender/Holder: Jose Gabriel Ochoa

MAR 02 2023

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

Note: Promissory Note, dated June 18, 2019, in the original principal sum of \$45,000.00, executed by Anibal Ruiz Garcia and Norma Patricia Estrada and payable to the order of Jose Gabriel Ochoa.

Deed of Trust

Date: June 18, 2019
Grantor: Anibal Ruiz Garcia and Norma Patricia Estrada
Lender: Jose Gabriel Ochoa
Recording Information: Instrument No. 4975 (2019), Official Records of Navarro County, Texas.

Property:

All those certain lots, tracts or parcels of land being Lots 1, 2, and the South 18 ft. 5 in. of Lot 3 in Block 15 in the Town of Dawson, Navarro County, Texas, according to the plat thereof recorded among the Official Plat Records of Navarro County, Texas, more commonly known as 201 N. Tyler Street, Dawson, Texas 76639.

County: Navarro

Date of Sale of Property (first Tuesday of month): April 4, 2023.

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 appointed Lowell Olsen Dunn 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 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 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.

[Signature of Lowell Olsen Dunn]
Lowell Olsen Dunn, Substitute Trustee