

2023-023  
FILED FOR RECORD  
AT 2:37 O'CLOCK P.M.

NOTICE OF TRUSTEE'S SALE

MAR 30 2023

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY  DEPUTY

**Date:** March 30, 2023  
**Trustee:** Lowell Olsen Dunn  
**Lender/Holder:** Richard Martenson and Debra Martenson

**Note:** Promissory Note, dated March 13, 2015, in the original principal sum of \$28,800.00, executed by Christina Navarro and Oscar Andrade and payable to the order of Richard Martenson and Debra Martenson.

**Deed of Trust**

**Date:** March 13, 2015  
**Grantor:** Christina Navarro and Oscar Andrade  
**Lender:** Richard Martenson and Debra Martenson  
**Recording Information:** Instrument No. 1895 (2015), Official Records of Navarro County, Texas.

**Property:**

Being all of that certain lot, tract or parcel of land located in the W. Gilbert Survey Abstract No. 326, Navarro County, Texas, and being part of a called 98.59 acre tract as described in Deed to Richard Martenson and wife, Debra Martenson, recorded as Document No. 2007-2669 of the Deed Records of Navarro County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a point in NE CR 2050 in the southeasterly line of the said Martenson tract from which a  $\frac{3}{8}$ " iron rod found at the easterly corner of the said Martenson tract bears N 59°26'15" E 762.00 feet and  $\frac{1}{2}$ " iron rod set bears N 33°07'47" W 20.00 feet;

THENCE S 59°26'15" W 375.74 feet with said NE CR 2050 and along the southeasterly line of the said Martenson tract to a point in said County Road for the southerly corner of this tract from which a  $\frac{1}{2}$ " iron rod set bears N 30°00'00" W 20.00 feet and a  $\frac{5}{8}$ " iron rod found bears S 59°26'15" W 723.00 feet;

THENCE N 30°00'00" W 1298.14 feet through the said Martenson tract to a  $\frac{1}{2}$ " iron rod set for the westerly corner of this tract;

THENCE N 62°34'00" E 306.00 feet continuing through the said Martenson tract to a  $\frac{1}{2}$ " iron rod set for the northerly corner of this tract;

THENCE S 33°07'47" E 1282.66 feet continuing through the said Martenson tract to the point of beginning and containing 10.08 acres of land, more or less.

**County:** Navarro

**Date of Sale of Property (first Tuesday of month):** May 2, 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.

Lowell Olsen Dunn is Trustee under the Deed of Trust. 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