


2023-27
FILED FOR RECORD
AT 3:46 O'CLOCK P.M.

APR 11 2023

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY  DEPUTY

NOTICE OF TRUSTEE'S SALE

Date: April 11, 2023

Trustee: Lowell Olsen Dunn

Lender/Holder: Charles Andrew Means, Sr., Co-Trustee of the Means Living Trust dated March 24, 2011

Note: Promissory Note, dated July 2, 2021, in the original principal sum of \$72,500.00, executed by MicroFuze IT, Inc., a Texas corporation and payable to the order of Charles Andrew Means, Sr., Co-Trustee of the Means Living Trust dated March 24, 2011.

Deed of Trust

Date: July 2, 2021

Grantor: MicroFuze IT, Inc., a Texas corporation

Lender: Charles Andrew Means, Sr., Co-Trustee of the Means Living Trust dated March 24, 2011

Recording Information: Instrument No. 2021-007231, Official Records of Navarro County, Texas.

Property:

All that certain lot, tract or parcel of land being Lot 7-I, Block 1326, CORSICANA BUSINESS PARK, PHASE I, according to the Plat Records of Navarro County, Texas.

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