

NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE

WHEREAS, heretofore on the 24TH day of JUNE, 2022, RUSSELL LEE MAYNARD AND APRIL LACHAE MAYNARD, MARRIED COUPLE, executed and delivered a certain Deed of Trust conveying to MELANIE D'SILVA, Trustee, the real estate hereinafter described to secure WCP RETIREMENT PLAN, in payment of a debt described in said Deed of Trust, said Deed of Trust being recorded in Instrument Number 2022-007555, of the Deed Records of Navarro County, Texas; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday, the 6TH day of June, 2023, between ten o'clock a.m. and one o'clock p.m.**, I will sell said Real Estate at the Navarro County Courthouse, 300 West 3rd Avenue, Corsicana, in Navarro County, Texas, which is the place designated by the Navarro County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Navarro, State of Texas:

ACCT. NO. 41201: LOT 323, PEYTON PLACE ESTATES, A SUBDIVISION IN NAVARRO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 25, PLAT RECORDS OF NAVARRO COUNTY, TEXAS. ALSO KNOWN AS 323 PEYTON PLACE, PURDON, TEXAS.

WITNESS MY HAND, this 11 day of May, 2023.


DARRIN W. STANTON, Substitute Trustee

2023-30
FILED FOR RECORD
AT 3:45 O'CLOCK PM
MAY 11 2023
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY