

2023-038

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
AT 3:54 O'CLOCK P.M.

Date: May 30, 2023

MAY 30 2023

Substitute Trustee: Lowell Olsen Dunn
Lender/Holder: The Walker Living Trust

SPERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY: *[Signature]* DEPUTY

Note: Promissory Note, dated November 6, 2017, in the original principal sum of \$30,000.00, executed by Randy L. Price and Tanya L. Price and payable to the order of The Walker Living Trust.

Deed of Trust

Date: November 6, 2017
Grantor: Randy L. Price and Tanya L. Price
Lender: The Walker Living Trust
Recording Information: Instrument No. 2017-008107, Official Records of Navarro County, Texas.

Property:

All that certain lot, tract or parcel of land situated in the Hiram Bush Survey, Abstract 46, Navarro County, Texas, and being the East 65.0 feet of Lot 5, Block 79 of the Stockton Addition to the City of Kerens which is shown in Volume 439, Page 188 of the Deed Records of Navarro County, Texas. Said tract or parcel of land being more particularly described by metes and bounds as follows:
BEGINNING N 80°10' E 10.0 feet from the original Southwest corner of Block 79, a 1/2" I.R. set along the North line of South Third Street for the Southwest corner of this tract;
THENCE N 09°28' W 140.0 feet to the South line of a present 20 foot wide alley, a 1/2 I.R.;
THENCE N 80°10' E with the South line of said alley 65.0 feet to the original Northeast corner of Lot 5, the same being the Northwest corner of Lot 6, a 1/2 I.R.;
THENCE S 89°28' E with the common line between Lots 5 and 6, 140.0 feet to the North line of South Third Street, a 1/2" I.R.;
THENCE S 80°10' W with the North line of said street 65.0 feet to the place of beginning and containing 0.209 acre of land.

County: Navarro
Date of Sale of Property (first Tuesday of month): July 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]
Lowell Olsen Dunn, Substitute Trustee