

NOTICE OF TRUSTEE'S SALE

2023 041

FILED FOR RECORD

AT 11⁰⁰ O'CLOCK P M.

JUN 23 2023

Mr. Rigoberto Campuzano
7068 NW CR 0141
Rice, TX 75155

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY FM **DEPUTY**

WHEREAS, on the 30th day of August, 2016, **RIGOBERTO CAMPUZANO**, executed a Deed of Trust conveying to **LARRY TEAGUE**, Trustee, P.O. Box 609, Mabank, Henderson County, Texas 75147, the real estate hereinafter described, to secure **JDET INVESTMENTS, L.P.**, in the payment of a debt therein described, said Deed of Trust being recorded in Document # 00004520, in the **DEED OF TRUST** Records of Navarro County, Texas;

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property at public auction and apply proceeds pursuant to the terms of the Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of August, 2023 the foreclosure sale will be conducted in **NAVARRO** County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 a.m. o'clock and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

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

LOTS NO. ONE (1) and TWO (2) of BLACKLAND PRAIRIE ACRES of Navarro County, Texas, according to the plat thereof recorded in Cabinet 9, Page 27, of the Plat Records of Navarro County, Texas.

Signed this 21st day of June, 2023.


LARRY TEAGUE, Trustee