

NOTICE OF TRUSTEE SALE

“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 duty including active military duty 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.”

Date: July 13, 2023

2023 047
FILED FOR RECORD
AT 11 O'CLOCK 10 M.

JUL 18 2023

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY JM DEPUTY

DEED OF TRUST

DATE: July 22, 2020

BUYER: Alfredo Limon Medrano

BUYER'S ADDRESS: Alfredo Limon Medrano
2608 Plaza Blvd
Dallas, TX 75241

SELLER: Avina Properties, LLC

COUNTY WHERE PROPERTY IS LOCATED: Navarro

PROPERTY: Lot 7, Ramesh Estates, Navarro County, Texas

HOLDER: Avina Properties, LLC
PO Box 490069
Key Biscayne, Florida 33149

TRUSTEE: Robert J. Rockett or Cathyrine Rockett or Rebecca Martinez

SENDER OF NOTICE: Robert J. Rockett
307 W. 7th Street #1719
Fort Worth, Texas 76102

DATE of PROPERTY SALE: (First Tuesday of the Month): September 5, 2023

EARLIEST TIME OF SALE OF PROPERTY: **10:00 AM**

PLACE OF PROPERTY SALE: Navarro County Courthouse in Corsicana, Texas, THE FRONT STEPS OF THE NAVARRO COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

Default has occurred in the Deed of Trust. Buyer has failed to cure the default after notice, and the period to cure has expired. Seller, the owner, and holder of the Deed of Trust, has

designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Robert J. Rockett, Trustee

Robert J. Rockett
307 West 7th St Ste. 1719
Fort Worth, Texas 76102
817-332-2434