

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. No.: 2231006120

2023-082
FILED FOR RECORD
AT 2:55 O'CLOCK P.M.

DATE: November 8, 2023

NOV 07 2023

NOTE: Promissory Note described as follows:

Date: 5/11/2022
Debtor(s): April Maynard and Russell Maynard
Original Creditor: Wideman Investments, LLC
Original Principal Amount: \$18,700.00
Current Holder: Wideman Investments, LLC

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
K O DEPUTY

DEED OF TRUST: Deed of Trust described as follows:

Date: 5/11/2022
Grantor: April Maynard and Russell Maynard
Trustee: Brian Wideman
Current Beneficiary: Wideman Investments, LLC
Recorded: 6/13/2022, as Instrument No.: 2022-006154, In the County of Navarro, State of Texas

LENDER: Wideman Investments, LLC

BORROWER: April Maynard and Russell Maynard

PROPERTY: The real property described as follows:

All that certain lot, tract or parcel of land being Lot 320 of the Peyton Place Addition to Navarro County, Texas according to the plat thereof filed in volume 3, page 25; Plat records of Navarro County, Texas.

3869 Nw Cr 3111, Purdon, TX 76679

SUBSTITUTE TRUSTEE: Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Russell Slaton, Bill Gibson, Margot Foster, Lori Garner

Substitute Trustee's Mailing Address: One West Deer Valley Rd., Ste 103, Phoenix, Arizona 85027

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

12/5/2023, the first Tuesday of the month, to commence at 11:00 AM (or within 3 hours after).

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

On the front steps of the Navarro County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

Notice of Sale executed by:



Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Russell Slaton, Bill Gibson, Margot Foster, Lori Garner, Trustee