

**NOTICE OF TRUSTEE'S SALE**

2023-098  
FILED FOR RECORD  
AT 8:52 O'CLOCK ~~A~~ M.

DEC 28 2023

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

**Date:** December 28, 2023  
**Trustee:** Lowell Olsen Dunn  
**Lender/Holder:** Richard Martenson and Debra Martenson

**Note:** Real Estate Lien Note, dated September 16, 2022, in the original principal sum of \$68,500.00, executed by Angel Guadalupe-Rivas Castillo and Ma. Del Pilar Aguirre De La Hoya and payable to the order of Richard Martenson and Debra Martenson, a married couple.

**Deed of Trust**

**Date:** September 16, 2022  
**Grantor:** Angel Guadalupe-Rivas Castillo and Ma. Del Pilar Aguirre De La Hoya  
**Lender:** Richard Martenson and Debra Martenson, a married couple  
**Recording Information:** Instrument No. 2022-009918, Official Records of Navarro County, Texas.

**Property:**

All that certain lot, tract or parcel of land being Lots 5 & 6; THE MEADOWS SUBDIVISION, as shown on plat of said subdivision recorded in Volume 10, Page 30, Plat Records of Navarro County, Texas.

**County:** Navarro.

**Date of Sale of Property (first Tuesday of month):** February 6, 2024

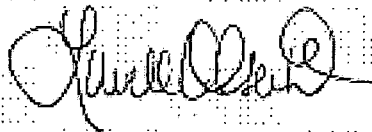
**Time of Sale:** Between the hours of 10:00 a.m. and 4:00 p.m.

**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.

Lowell Olsen Dunn is Trustee under the Deed of Trust. Lender/Holder has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, 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.



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**Lowell Olsen Dunn, Trustee**