

2024-002

NOTICE OF TRUSTEE'S SALE

Date: January 10, 2024

Trustee: Lowell Olsen Dunn

Lender/Holder: Hugh A Stroube and Pamela Stroube

Note: Promissory Note, dated September 3, 2019, in the original principal sum of \$150,000.00, executed by Vanessa Diane Baker and payable to the order of Hugh A. Stroube and Pamela Stroube.

FILED FOR RECORD
AT 3:43 O'CLOCK P M.
JAN 10 2024

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

Deed of Trust

Date: September 3, 2019

Grantor: Vanessa Diane Baker

Lender: Hugh A. Stroube and Pamela Stroube

Recording Information: Instrument No. 2019-007074, Official Records of Navarro County, Texas.

Property:

All that certain lot, tract or parcel of land situated in the City of Corsicana, Navarro County, Texas, being Lot 18, Block 1118, Parkwood Acres Addition, according to the plat thereof recorded in Volume 3, Page 11, 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.

[Signature]
Lowell Olsen Dunn, Trustee