

# NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on November 18, 2022, Madison Skye Properties Limited Liability Company ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Clifford D. Harmon, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$105,000.00, payable to the order of Jet Lending, LLC, which Deed of Trust is recorded under Clerk's File No. 2022-012554 DT in the Real Property Records of Navarro County, Texas, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

All that certain lot, tract, or parcel of land located in Navarro County, Texas, and being known as Lot 35, SPRINGHILL ADDITION, Navarro County, Texas, according to the plat thereof recorded in Volume 3, Page 18, Plat Records of Navarro County, Texas, and being the same property as described in Warranty Deed from Toni Davis, et al, to Alicia D. Dickerson dated April 30, 2010, and recorded in Clerk's Document No. 2989, Official Public Records of Navarro County, Texas, commonly known as 4440 NW County Road 3207, Dawson, Texas, 76639; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed Sharon St. Pierre, Robert LaMont, Kelly Goddard, Sheryl LaMont, David Garvin, Clifford D. Harmon, Kelly Goddard and Turrie Silva or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Jet Lending, LLC, the legal owner of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, February 06, 2024, being the first Tuesday of such month, at the county courthouse of Navarro County, Texas, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the Navarro County Courthouse, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at 10 a.m., or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said TUESDAY, February 06, 2024.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of January 18, 2024.

FILED FOR RECORD

AT 3 O'CLOCK P M.

JAN 18 2024

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS

BY JW DEPUTY

2024-005

  
Signature

Sheryl LaMont, Substitute Trustee  
Printed Name

Matter No. 1826

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.