

2024-18
FILED FOR RECORD
AT 2:15 O'CLOCK P.M.

FEB 12 2024

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: February 12, 2024

Substitute Trustee: Lowell Olsen Dunn

Lender/Holder: Don Ballew

Note: Wraparound Note, dated October 17, 2008, in the original principal sum of \$54,900.00, executed by Jose Manuel Camacho and payable to the order of Don Ballew.

Deed of Trust

Date: October 17, 2008

Grantor: Jose Manuel Camacho

Lender: Don Ballew

Recording Information: Instrument No. 2008-009871, Official Records of Navarro County, Texas.

Property:

All those certain lots, tracts or parcels of land being Lots Seventy-Nine (79) and Eighty (80) in Block 588 of MILLS ADDITION, City of Corsicana, according to the plat filed in Volume 1, Page 57, Official Records of Navarro County, Texas; said property having a common street address of 2117 West 15th Avenue, Corsicana, Texas 75110.

County: Navarro

Date of Sale of Property (first Tuesday of month): March 5, 2024

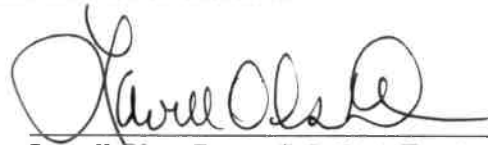
Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m.

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.

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

Notice is given that on the Date of Sale, Substitute 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.



Lowell Olsen Dunn, Substitute Trustee