

2024-032  
FILED FOR RECORD  
AT 12 O'CLOCK P.M.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE APR 02 2024

**Date:** April 1, 2024

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY

**Substitute Trustee:** Lowell Olsen Dunn

**Lender/Holder:** N D V Land Company L P, a Texas limited partnership

**Note:** Promissory Note, dated October 1, 2022, in the original principal sum of \$95,000.00, executed by Melvin Adonay Montes Parada and Maria Ana Parada and payable to the order of N D V Land Company LP.

**Deed of Trust**

**Date:** October 1, 2022

**Grantor:** Melvin Adonay Montes Parada and Maria Ana Parada

**Lender:** N D V Land Company L P, a Texas limited partnership

**Recording Information:** Instrument No. 2022-011561, Official Records of Navarro County, Texas.

**Property:** All that certain lot, tract or parcel of land being Lot 71, 3.962 acres, Shelton Addition, an Addition to Navarro County, Texas, as shown on plat recorded in Volume 10, page 38, Plat Records of Navarro County, Texas.

**County:** Navarro

**Date of Sale of Property (first Tuesday of month):** May 7, 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