

NOTICE OF TRUSTEE'S SALE

2024-037
FILED FOR RECORD
AT 10:30 O'CLOCK A.M.

Mr. Estaban Pantoja
547 NW CR 147
Rice, TX 75155

APR 18 2024

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

WHEREAS, on the 1st day of November, 2016, **ESTABAN PANTOJA**, executed a Deed of Trust conveying to **LARRY TEAGUE**, Trustee, P.O. Box 609, Mabank, Henderson County, Texas 75147, the real estate hereinafter described, to secure **JDET INVESTMENTS, L.P.**, in the payment of a debt therein described, said Deed of Trust being recorded in Document # 00005498, in the **DEED OF TRUST** Records of Navarro County, Texas;

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property at public auction and apply proceeds pursuant to the terms of the Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7th day of May, 2024 the foreclosure sale will be conducted in **NAVARRO COUNTY** in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 a.m. o'clock and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as follows: In the County of **NAVARRO**, State of Texas:

Property (including improvements): all that certain lot, tract or parcel of land consisting of 7.00 acres, more or less, T. Smith Survey, Abstract 448, Navarro County, Texas, more fully described in EXHIBIT "A" attached hereto.

Signed this 15th day of April, 2024.

[Signature]
LARRY TEAGUE, Trustee