

Notice of Trustee Sale

2024 - 060
FILED FOR RECORD
AT 2:12 O'CLOCK P.M.
JUL 08 2024
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

Date: July 05, 2024

Mortgagee: SANGU VEGA LLC.

Note: Note dated April 01, 2023, in the original principal amount of \$46,500.00

Deed of Trust

Date: April 01, 2023

Grantor: Clarissa Yvette Bustos

Mortgagee: RAVENOUS SANGU LLC.,

Recording Information: County Clerk's File No. 2023-011358, of the Official Public Records of Navarro County, Texas

Assignment of Lien: County Clerk's File No. 2024-004250, of the Official Public Records of Navarro County, Texas

Property: TRACT NO. 2: 170.00 FEET BY 170.00 FEET, CONTAINING 0.66 ACRE, MORE OR LESS, SITUATED IN THE B. L. HANKS SURVEY, ABSTRACT 401, NAVARRO COUNTY, TEXAS, AS DESCRIBED AS TRACT 1, IN DEED DATED JULY 11, 1967, FROM ROY H. POHL ETUX R. A. JONES ETUX, IN VOLUME 748, PAGE 770, DEED RECORDS OF NAVARRO COUNTY, TEXAS. (ACCOUNT NO. 52885)

Trustee's Name: Kevin A. Velasquez-Garcia

Trustee's Address: 615 N. Main ST.
Crandall, TX 75114

County: Navarro

Date of Sale (first Tuesday of the month): August 06, 2024

Time of Sale: 10:00 A.M. to 12:00 P.M.

Place of Sale: Place designated by the Commissioner's Court of NAVARRO County, Texas.

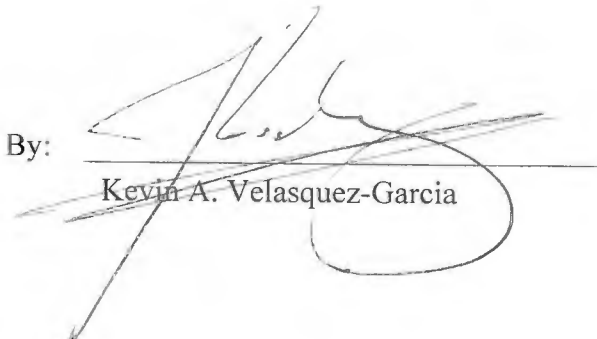
Mortgagee has appointed above Trustee, to act under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder in cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally.

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 reserved 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.

By:


Kevin A. Velasquez-Garcia

Questions concerning the sale may be directed to the undersigned or the beneficiary,
SANGU VEGA LLC.,
615 N Main ST, Crandall, TX 75114, please call (972) 472-5080.