

2024-061

NOTICE OF SUBSTITUTE TRUSTEE'S SALE AT 3 O'CLOCK P.M.

JUL 09 2024

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

Date: July 5, 2024

Substitute Trustee: John H. Jackson
Lender/Holder: United States Invention Corporation

Loan: Promissory Note, dated , January 20, 2023 in the original principal sum of \$65,000.00 executed by Alex Ivan Pina, aka Alex Pina-Palacios, and payable to the Order of the United States Invention Corporation, said Note being secured by a deed of trust dated January 20, 2023 , from Alex Ivan Pina to the said United States Invention Corporation, recorded as Document No. 2023-000563, Official Public Records, Navarro County, Texas.

Deed of Trust Information

Date: January 20, 2023
Grantor: Alex Ivan Pina, aka Alex Pina-Palcios
Beneficiary: United States Invention Corporation
Recording Information: 2023-000563, Official Public Records, Navarro County, Texas

Property: all that certain lot, tract of parcel of property being situated in Navarro County, Texas, and consisting of 1.00 acres of land, more or less, a part of the J.H. Johnston Survey of said County, further described in the Deed of Trust described above.

County: Navarro

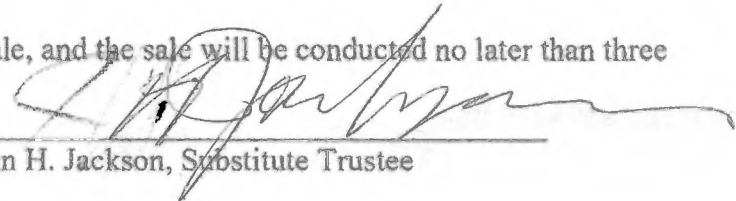
Date of Sale of Property (First Tuesday of Month) August 6, 2024
Time of Sale: Between hours of 10:00 a.m. and 1:00 p.m.
Place of Sale: Front Steps of Navarro County Courthouse, 300 W. 3rd Ave, Corsicana, Navarro County, Texas

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 John H. Jackson 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 hereby 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 case, "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.



John H. Jackson, Substitute Trustee