

2024-073
FILED FOR RECORD
308

NOTICE OF TRUSTEE'S SALE

O'CLOCK P.M.

AUG 09 2024

THE STATE OF TEXAS *

COUNTY OF NAVARRO *

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

Date: August 8, 2024

Deed of Trust:

Date: February 20, 2015

Grantor: Leovardo G. Arias and Jennifer Reed, 201 NW Private Rd. 0142, Rice, Texas 75155

Beneficiary: SAM Ltd.

Recorded under Clerks Document Number 00007179, Official Public Records, Navarro County, Texas.

Property: All of that certain Lot, tract, or parcel of land being Lot 69, Hidden Acres Subdivision, Navarro County, Texas, according to the Plat thereof recorded in Volume 7, Page 57, Plat Records, Navarro County, Texas and more commonly known as 201 NW County Road 142, Rice, Texas 75155

Date of Sale: September 3, 2024

Time of Sale: The earliest time at which the sale will occur is 12:00 p.m. and no later than 3:00 p.m.

Place of sale of Property: Navarro County Courthouse, 300 West 3rd Avenue, Corsicana, Texas 75110

Designated Area: The front steps of the Navarro County Courthouse, bearing the address of 300 West 3rd Avenue, Corsicana, Texas 75110, or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.



Substitute Trustee – Timothy Murphy, Gordon
Murphy, Dean Murphy, or Lindsey Meyer

For more information:

P.O. Box 1249
San Marcos, Texas 78667
512-396-5115