

FILED FOR RECORD
AT 2:14 O'CLOCK a M.

AUG 13 2024

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY _____ DEPUTY

2024-076

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: August 8, 2024

Deed of Trust

Date: June 15, 2018

Grantor: RAUL VALADEZ and wife, MISTY VALADEZ

Grantor's County: Navarro County, Texas

Lender: CENTEX CITIZENS CREDIT UNION

Substitute Trustee: BRANDI L. JONES

Recording Information: Document No. 00004487 of the Office Public Records of
Navarro County, Texas

Property: All that certain lot, tract, or parcel of land in the City of Corsicana, Navarro
County, Texas, being Lot 6B in Block 631 according to the replat recorded in Volume
7, page 356, Plat Records of Navarro County, Texas, formerly known as the north ½
of Lot No. 6 in Block No. 631 of said City.

Note

Date: June 15, 2018

Amount: SIXTY-SEVEN THOUSAND FOUR HUNDRED NINETY-ONE AND
NO/100 DOLLARS (\$67,491.00)

Borrower: RAUL VALADEZ and wife, MISTY VALADEZ

Lender: CENTEX CITIZENS CREDIT UNION

Date of Sale of Property: September 3, 2024

Earliest time of Sale of Property: 10:30 a.m.

Place of Sale of Property: Front steps of County Courthouse as designated by County
Commissioners of Navarro County, Texas, located at 300 West 3rd Avenue, Corsicana
Texas.

Because of default in performance of the obligations of the Deed of Trust, the
Substitute Trustee will sell the property "as is" by public auction to the highest bidder for
cash at the place and date specified. The net proceeds of the sale shall be applied to
the balance owed on the debt secured by the Deed of Trust. The sale will begin at the
earliest time stated above or within three hours after that time.

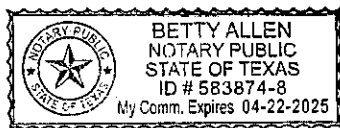
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATION GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATE, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Notice is given that on September 3, 2024, Trustee will offer the Property for sale at public auction at the Front steps of County Courthouse as designated by County Commissioners of Navarro County, Texas, located at 300 West 3rd Avenue, Corsicana Texas, to the highest bidder for cash "AS IS". The sale will begin at 10:30 or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.


BRANDI L. JONES,
SUBSTITUTE TRUSTEE

STATE OF TEXAS
COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 12th day of August, 2024, by BRANDI L. JONES, and in the capacity therein stated.




NOTARY PUBLIC, STATE OF TEXAS