

**NOTICE OF TRUSTEE'S SALE**

2024-079  
FILED FOR RECORD  
1031 O'CLOCK A.M.

AUG 26 2024

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

**Juan Macias**  
920 Church Street  
Dallas, TX 75203

*WHEREAS*, on the 19<sup>th</sup> day of August, 2016, **JUAN MACIAS**, executed a Deed of Trust conveying to **LARRY TEAGUE**, Substitute 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 # 00002288, 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 1<sup>st</sup> day of October, 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:

**SEE EXHIBIT " A " ATTACHED AND MADE PART OF**

Signed this 23<sup>rd</sup> day of August, 2024

[Signature]  
**LARRY TEAGUE, SUBSTITUTE TRUSTEE**