

Notice of Trustee Sale

Date: September 05, 2024

Mortgagee: LAND BARON INC.

Note: Note dated **December 01, 2023**, in the original principal amount of **\$52,200.00**

Deed of Trust

Date: **December 01, 2023**

Grantor: Juan Jose Rodriguez Salas & Janeth Deniss Rodriguez Jimenez

Mortgagee: LAND BARON INC.,

Recording Information: County Clerk's File No. **2023-011523**, of the Official Public Records of Navarro County, Texas

Property: BEING ALL OF LOT # 18, BARONS FLATS ADDITION, AN ADDITION TO NAVARRO COUNTY, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 10, PAGE 87-88 OR INSTRUMENT NUMBER 2023-001616 OF THE OFFICIAL PLAT RECORDS OF NAVARRO COUNTY, TEXAS (OPRNCT).

Trustee's Name: Christopher Hackler

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

County: Navarro

Date of Sale (first Tuesday of the month): October 01, 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.

2024-089
FILED FOR RECORD
AT 9:54 O'CLOCK AM M.

SEP 06 2024

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY Christopher Hackler DEPUTY

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 reschedule 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:



Christopher Hackler

Questions concerning the sale may be directed to the undersigned or the beneficiary, LAND BARON INC.,
615 N Main St Crandall, TX 75114, please call (972) 472-5080.