

**NOTICE OF TRUSTEE SALE**

*“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 duty including active military duty 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.”*

Date: October 10, 2024

2024-105  
**FILED FOR RECORD**  
AT 4:11 O'CLOCK P M.

OCT 15 2024

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

**DEED OF TRUST**

DATE: July 22, 2020  
BUYER: Alfredo Limon Medrano  
BUYER'S ADDRESS: Alfredo Limon Medrano  
2608 Plaza Blvd  
Dallas, TX 75241  
SELLER: Avina Properties, LLC  
COUNTY WHERE PROPERTY IS LOCATED: Navarro  
PROPERTY: Lot 7, Ramesh Estates, Navarro County, Texas  
HOLDER: Avina Properties, LLC  
PO Box 490069  
Key Biscayne, Florida 33149  
TRUSTEE: Robert J. Rockett or Rebecca Martinez  
SENDER OF NOTICE: Robert J. Rockett  
307 W. 7<sup>th</sup> Street #1719  
Fort Worth, Texas 76102

DATE of PROPERTY SALE: (First Tuesday of the Month): December 3, 2024

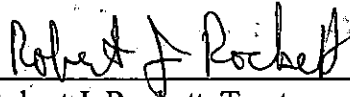
EARLIEST TIME OF SALE OF PROPERTY: **1:00 PM**

PLACE OF PROPERTY SALE: Navarro County Courthouse in Corsicana, Texas, THE FRONT STEPS OF THE NAVARRO COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

Default has occurred in the Deed of Trust. Buyer has failed to cure the default after notice, and the period to cure has expired. Seller, the owner, and holder of the Deed of Trust, has

designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



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Robert J. Rockett, Trustee

Robert J. Rockett  
307 West 7<sup>th</sup> St Ste. 1719  
Fort Worth, Texas 76102  
817-332-2434