

NOTICE OF TRUSTEE'S SALE

Date: November 6, 2024

Deed of Trust

Date: January 20, 2021

Grantor: Sean Kipp and Maria Kipp

Grantor's County: Navarro County, Texas

Beneficiary: Eusebio Ruiz and Maria L. Morales

Trustee: David W. Wilson, Jr.

Recorded on: January 27, 2021 under Clerk's Document No. 000918, Official Records of Navarro County, Texas.


Property: All that certain lot, tract or parcel of land being Lot No. 8 in Block No. 568, according to the Official Map of the City of Corsicana, Navarro County, Texas.

Date of Sale of Property (first Tuesday of each month, between 10:00 AM and 4:00 PM):

Tuesday, December 3, 2024 at 11:00 AM

Place of Sale of Property (including county): 300 West 3rd Avenue, Corsicana, Navarro County, Texas at the area designated for foreclosure sales by the Commissioners Court of Navarro County, Texas on Tuesday, December 3, 2024 at 11:00 AM to the highest bidder for cash as provided by law.

Because of default in performance of the obligations of the deed of trust, the Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy 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.*



DAVID W. WILSON, JR.
Trustee

2024-109
FILED FOR RECORD
AT 4:20 O'CLOCK P.M.
NOV 07 2024
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY 20 DEPUTY

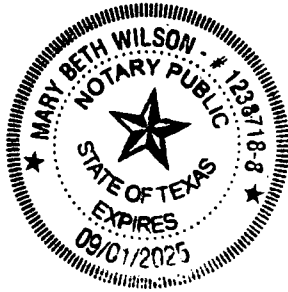
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF NAVARRO

This instrument was acknowledged before me on the 6 day of November 2024 by David W. Wilson, Jr. as Trustee.



Mary Beth Wilson

Notary Public, State of Texas