

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.”

2024-11
FILED FOR RECORD
AT 10:55 O'CLOCK A.M.

Date: November 20, 2024

NOV 22 2024

DEED OF TRUST

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

DATE: JULY 8, 2020
BUYER: Fidel Hernandez Aguero & Jose Hernandez
BUYER'S ADDRESS: 1018 S Rosemont Ave
Dallas , Texas 76011
SELLER: Avina Properties, LLC
COUNTY WHERE PROPERTY IS LOCATED: NAVARRO
PROPERTY: LOT 1, 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. 7th Street #1719
Fort Worth, Texas 76102

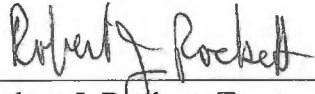
DATE of PROPERTY SALE: (First Tuesday of the Month): January 7, 2025

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.



Robert J. Rockett, Trustee

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