

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: February 24, 2025

Substitute Trustee: Lowell Olsen Dunn

Beneficiary/Holder: Javier Angel Hernandez

Real Estate Lien Note

Date: January 27, 2021

Maker: Capucine Alyce Hernandez

Payee: Javier Angel Hernandez

Original Principal Amount: \$26,222.00

Deed of Trust

Date: January 27, 2021

Grantor: Capucine Alyce Hernandez

Beneficiary: Javier Angel Hernandez

Recording Information: Instrument No. 2021-001399, Official Records of Navarro County, Texas.

Order Enforcing Division of Property

Date: December 11, 2024

Petitioner: Capucine Alyce Hernandez

Respondent: Javier Angel Hernandez

Recording Information: Instrument No. 2024-001670, Official Records of Navarro County, Texas.

Property:

Being all that certain lot, tract or parcel of land located in the T. Pratt Survey, Abstract No. 645, Navarro County, Texas and being a part of Tracts 6 and 7 of Raymond Hayes Subdivision of the Thomas Pratt Survey, the plat thereof being recorded in Volume 6, Page 23 of the Plat Records of Navarro County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at the South corner of Tract 6, the West corner of Tract 7 and at intersection of the center of County Road 0160 with the East line of F.M. Highway 1129;

THENCE N 00°51'03" E 20.00 feet along the West line of Tract 6 and the East line of F.M. 0160 to a 5/8" iron rod found;

THENCE N 57°17'58" E 730.68 feet through Tract 6 to a 1" pipe found in the Northeast line of Tract 6 and the Southwest line of Tract 4;

THENCE S 30°17'21" E 150.80 feet along the Northeast line of Tracts 6 and 7 and the Southwest line of Tract 4 to a 1/2" iron rod found in the base of a 6" Cedar Tree;

THENCE S 57°19'00" W (Reference Bearing) through Tract 7, passing a 5/8" iron rod found at 727.58 feet and continuing a total distance of 739.48 feet to a point in the center of County Road 0160;

THENCE N 30°56'59" W 133.83 feet along the center of County Road 0160 to the POINT OF BEGINNING and containing 2.56 acres of land, more or less, of which 0.05 acre lies within County Road 0160.

County: Navarro

Date of Sale of Property (first Tuesday of month): April 1, 2025

Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m.

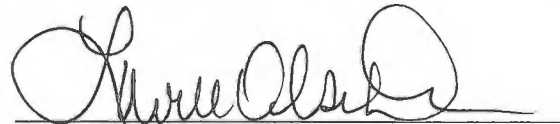
Place of Sale: The front steps of the Navarro County Courthouse, 300 West Third Avenue, Corsicana, Navarro County, Texas.

2025-023
FILED FOR RECORD
AT 12:38 O'CLOCK P.M.
MAR 03 2025
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY _____ DEPUTY

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 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 IMMEDIATELY.

Beneficiary/Holder has appointed Lowell Olsen Dunn as Substitute Trustee under the Deed of Trust. Beneficiary/Holder has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note and Order.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "AS IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.


Lowell Olsen Dunn, *Substitute Trustee*