

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: April 28, 2025

Deed of Trust:

Date: September 27, 2022
Grantor: Barton Starkey and Jessica Starkey
Grantor County: Ellis
Beneficiary: First United Bank and Trust Company
Trustee: Greg Massey and/or his successors

2025-045
FILED FOR RECORD
AT 2:11 O'CLOCK P M.
APR 30 2025
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY YO DEPUTY

Recording Information:

Deed of Trust dated September 27, 2022, recorded as Document Number 2022-010446 in the Real Property Records of Navarro County, Texas on the 29th day of September, 2022

Property:

Lot 28, BAREFOOT BAY, an addition to Navarro County, containing 196.21, situated in the R. Heaton Survey, Abstract 340, W.R. Bown Survey, Abstract 57, and the J. O'Donnel Survey, Abstract 889, according to the Final Plat recorded in Volume 10, Page 31-26, Plat Records of Navarro County, Texas

Promissory Note:

Date: September 27, 2022
Amount: \$48,930.00
Maker: Barton Starkey and Jessica Starkey
Payee/Holder: First United Bank and Trust Company

Substitute Trustee:

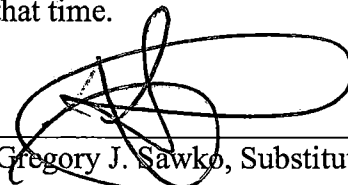
Gregory J. Sawko, Ellen Sawko or Jackson A.K. Sawko
Sawko & Burroughs, P.C.
1172 Bent Oaks Drive
Denton, Texas 76210

Date of Sale of Property: June 3, 2025

Time of Sale of Property: The sale will begin no earlier than 1:00 p.m. or no later than three hours thereafter

Place of Sale of Property: The front entrance of the Navarro County Courthouse located at 300 West Third Avenue, Corsicana, Texas or the location designated by the County Commissioners.

Because of default in performance of the obligations of the Deed of Trust, Substitute 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.



Gregory J. Sawko, Substitute Trustee

ACKNOWLEDGMENT

THE STATE OF TEXAS

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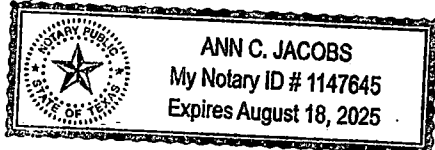
COUNTY OF DENTON

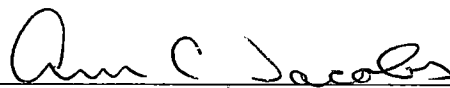
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This instrument was acknowledged before me this 29 day of April, 2025 by GREGORY J. SAWKO, Substitute Trustee, who is personally known to me.

(Seal)





Notary Public, State of Texas
My commission expires: 08-18-25

**Prepared in the Law Office of:
After recording please return to:
Sawko & Burroughs, P.C.
1172 Bent Oaks Drive
Denton, Texas 76210**