

**Notice of Trustee Sale**

2025-047  
**FILED FOR RECORD**  
AT 11:33 O'CLOCK A M.

MAY 08 2025

**Date:** May 05, 2025

**Mortgagee:** LAND BARON INC.

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY

**Note:** Note dated **February 01, 2024**, in the original principal amount of **\$64,600.00**

**Deed of Trust**

**Date:** February 01, 2024

**Grantor:** Mario Nunez Mendez & Fabiola Ibarra Arredondo

**Mortgagee:** LAND BARON INC.,

**Recording Information:** County Clerk's File No. **2024-001042**, of the Official  
Public Records of Navarro County, Texas

**Property:** BEING ALL OF LOT #41 OUT OF THE BARONS CREEK ADDITION, AN ADDITION TO NAVARRO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 151, OR INSTRUMENT NUMBER 2023-008495 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

**Trustee's Name:** Christopher Hackler

**Trustee's Address:** 615 N. Main ST.  
Crandall, TX 75114

**County:** Navarro

**Date of Sale (first Tuesday of the month):** June 03, 2025

**Time of Sale:** 10:00 A.M. to 12:00 P.M.

**Place of Sale:** Place designated by the Commissioner's Court of Navarro County, Texas.


Mortgagee has appointed above Trustee, to act under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder in cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any reschedule foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally.

**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 reserved 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.**

By:

  
Christopher Hackler

Questions concerning the sale may be directed to the undersigned or the beneficiary, LAND BARON INC.,  
615 N Main St Crandall, TX 75114, please call (972) 472-5080.