

NOTICE OF TRUSTEE'S SALE

Date: September 9, 2025

Deed of Trust

Date: May 6, 2016

Grantor: Javier Montes and Yesenia Montes

Grantor's County: Navarro County, Texas

Beneficiary: The Kathleen McKenzie Owen 401K Trust

Trustee: David W. Wilson, Jr.

Recorded on: May 27, 2016 under Clerk's Document No. 3643, Official Records of Navarro County, Texas

Property: All that certain lot, tract or parcel of land being a 0.46-acre tract, more or less, John McGown Survey, Abstract No. 528, Navarro County, Texas more fully described in Exhibit "A" attached hereto.

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

Tuesday October 7, 2025 at 11:00 AM

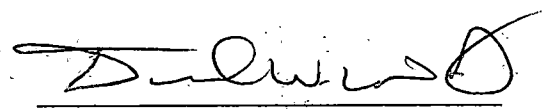
Place of Sale of Property (including county): 300 West 3rd Avenue, at the area designated for foreclosure sales by the Commissioner's Court of Navarro County, Texas.

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.

2025-094
FILED FOR RECORD
AT 11:24 O'CLOCK AM

SEP 11 2025

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY 160 DEPUTY



DAVID W. WILSON, JR.
Trustee

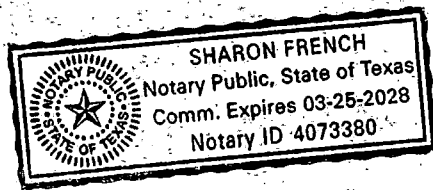
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF NAVARRO

This instrument was acknowledged before me on the 9th day of September 2025 by David W. Wilson, Jr. as Trustee.



Sharon French
Notary Public, State of Texas

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the John McGown Survey, Abstract 528, Navarro County, Texas, and being all of a called 0.46 acre of land described by deed recorded in Volume 1757, Page 230 of the Deed Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows:

BEGINNING on a found 1" iron pipe for the Northeast corner of this tract and the original Northeast corner of the above mentioned 0.46 acre tract located at the intersection of the South line of North Front Street and the West line of Fordyce Street;

THENCE with said West line South 142.46 feet to a found ½" iron rod for the Southeast corner of this tract;

THENCE S 89° 27' 08" W 141.55 feet to a found ½" iron rod for the Southwest corner of this tract;

THENCE N 00° 25' 35" E 143.82 feet to a found ½" iron rod for the Northwest corner of this tract located on said South line of North Front Street;

THENCE with said South line East 140.47 feet to the PLACE OF BEGINNING and containing 0.46 acres of land.