

2025-107

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
AT 12:06 O'CLOCK 9 M.

OCT 14 2025

Date: October 13, 2025

Trustee: Lowell O. Dunn

Lender/Holder: Arrowwood Development Corporation

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

Note: Real Estate Lien Note, dated October 1, 2010, in the original principal sum of \$56,000.00, executed by Raul Garcia and wife, Laura Garcia, Reynaldo Garcia and wife, Melissa Garcia, and Cipriano Garcia and wife, Anita Garcia, and payable to the order of Arrowwood Development Corp.

Deed of Trust

Date: October 1, 2010

Grantor: Raul Garcia and wife, Laura Garcia, Reynaldo Garcia and wife, Melissa Garcia, and Cipriano Garcia and wife, Anita Garcia

Lender: Arrowwood Development Corp.

Recording Information: Instrument No. 2010-007168, Official Records of Navarro County, Texas.

Property:

All that certain lot, tract or parcel of land containing 4.643 acres, situated in the T. M. Rowe Survey, Abstract No. 680, Navarro County, Texas, more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all necessary purposes.

County: Navarro

Date of Sale of Property (first Tuesday of month): December 2, 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.

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.

Lowell O. Dunn is Trustee under the Deed of Trust. Lender/Holder has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, 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, Trustee

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in Navarro County, Texas on the T. M. Rowe Survey, A-680 and being a part of the 40.13 acre First Tract and 21.69 acre Second Tract conveyed to G. W. Pollan by J. B. Fortson and John T. Fortson by deed dated February 14, 1911 and recorded in Volume 174, Page 158 of the Navarro County Deed Records and being a part of Blocks 34, 35 and 36 of the Thompson and Fortson Addition to the City of Rice as shown by plat recorded in Volume 165, Page 526 of the Navarro County Deed Records and all of the called 4.74 acre tract conveyed to Lucille Pollan et al by Jess Pollan et al by deed dated August 8, 1956 and recorded in Volume 640, Page 549 of the Navarro County Deed Records. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod set in the East right-of-way of County Road NW 0180, at the Northwest corner of the 21.69 acre tract, the Northwest corner of the 4.74 acre tract and the Southwest corner of the Charles Murphey 12.227 acre tract recorded in Volume 1233, Page 819;

THENCE along fence, North 59 degrees 44 minutes 22 seconds East 593.69 feet to a 2" pipe found at angle corner of the 12.227 acre tract;

THENCE NORTH 32 degrees 50 minutes 09 seconds West 40.18 feet to a 2" pipe found at an angle corner of the 12.227 acre tract;

THENCE NORTH 59 degrees 32 minutes 59 seconds East 388.02 feet to a 2" pipe found at the Northeast corner of the 4.74 acre tract and the Southeast corner of the 12.227 acre tract in the West right-of-way of Interstate Highway 45;

THENCE along highway right-of-way, South 24 degrees 14 minutes 27 seconds East 287.22 feet to a ½" iron rod set for the Northeast corner of the Todd E. Smith and Stacy E. Allen 11.3961 acre tract recorded in Volume 1316, Page 161 and the Southeast corner of the 4.74 acre tract;

THENCE along fence, South 66 degrees 00 minutes 24 seconds West 969.49 feet to a ½" iron rod set for the Northwest corner of the 11.3961 acre tract;

THENCE along County Road NW 0180, North 24 degrees 31 minutes 14 seconds West 139.10 feet to the place of beginning and containing 4.643 acres of land.