

ORIGINAL

Notice of Substitute Trustee's Sale

2025-112
FILED FOR RECORD
AT 11:26 O'CLOCK 4 M.

NOV 07 2025

Date: November 3, 2025

Substitute Trustee: Greg Olsen, Alfred Vega, Justin Hitchcock, Michelle Yates

Mailing: P.O. Box 624
Corsicana, Texas 75151
Physical: 321 North 15th Street
Corsicana, Texas 75151

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

Lender: Community National Bank & Trust of Texas

Note: A certain promissory note executed by John Elbert Baggett, bearing interest as therein specified, payable to Community National Bank & Trust of Texas, and containing an attorney's fee clause, and payable as therein specified.

Texas Home Equity Security Instrument:

Date: September 18, 2018

Grantor: John Elbert Baggett

Lender: Community National Bank & Trust of Texas

Recording information:

Said Texas Home Equity Security Instrument being recorded in the Real Property Records of Navarro County, Texas at Document No. 00008217.

Property: All that certain lot, tract or parcel of land, being Lot 12, Block 830 of the Wedgewood Estates Addition to the City of Corsicana, Navarro County, Texas, and being a part of the same property described in Warranty Deed from Ronald D. Watkins to Kenneth G. Johnston, dated August 6, 1976, recorded in Volume 868, Page 515, Deed Records, Navarro County, Texas.

County: Navarro County

Date of Sale (first Tuesday of month): December 2, 2025

Time of Sale: between 1:00 p.m. and 4:00 p.m.

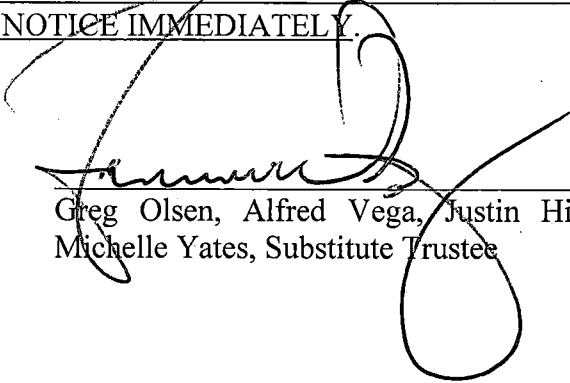
Place of Sale: Navarro County Courthouse in the location designated by the Navarro County Commissioners.

Lender has directed the Substitute Trustee(s) named above to act pursuant to the Texas Home Equity Security Instrument. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

The Substitute Trustee reserves the right to sell the Property as a whole, or in two or more separate and distinct lots, tracts, or parcels.

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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.



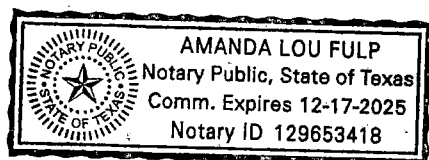
Greg Olsen, Alfred Vega, Justin Hitchcock, or
Michelle Yates, Substitute Trustee

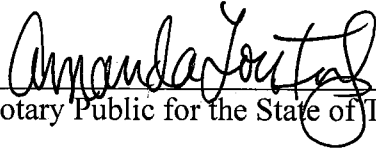
STATE OF TEXAS

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COUNTY OF EL PASO

This instrument was acknowledged before me on November 3, 2025, by
Alfred Vega, Substitute Trustee.





Notary Public for the State of Texas