

2025-122
FILED FOR RECORD
AT 11:42 O'CLOCK A.M.
NOTICE OF TRUSTEE'S SALE

Date: December 1, 2025

Trustee: Lowell Olsen Dunn

Lender/Holder: GT Leasing, LLC

DEC 03 2025

**SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS**

BY 100 DEPUTY

Note: Real Estate Lien Note, dated December 28, 2022, in the original principal sum of \$130,000.00, executed by Wade Smith and payable to the order of GT Leasing, LLC.

Deed of Trust

Date: December 28, 2022

Grantor: Wade Smith

Lender: GT Leasing, LLC

Recording Information: Instrument No. 2024-008338, Official Records of Navarro County, Texas.

Property:

Being all that certain lot, tract or parcel of land located in the J.C. Jones Survey, A.-426, Navarro County, Texas, being described as all of a called 2.08 acre tract of land described in deed to The Secretary of Housing and Urban Development, recorded in Doc. #2016-003539 of the Deed Records of Navarro County, Texas (DRNCT). Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 3/4" iron pipe found in the Northwest line of SE County Road 2270 at the South corner of the Martha J. Phillips 2.30 acre tract of land described in Deed recorded in Volume 1645, Page 144 of the DRNCT, being the East corner of this tract;

THENCE S 58° 40' 48"W (Control Line) 224.38 feet along the Northwest line of SE County Road 2270 to a 2" iron pipe found in the Northeast line of the W.M. Montgomery 130.42 acre tract of land as described in Deed Recorded in Volume 741, page 773 of the DRNCT, being the South corner of this tract;

THENCE along the common line of the Montgomery 130.42 acre tract and this tract as follows: N 30° 42' 35" W 212.13 feet to a 1/2" iron pipe found; N 30° 18' 42" W, 159.25 feet to a fence corner found at the East corner of the Carroll and Elizabeth Sigman 8.307 acre tract of land as described in Deed recorded in Volume 1407, Page 857 of the DRNCT;

THENCE N 32° 25' 08" W, 34.31 feet along the common line of the Sigman 8.307 acre tract and this tract to a point at the South corner of the City of Eureka 2.953 acre tract of land as described in Deed recorded in Doc. # 20147-00007783, being the West corner of this tract;

THENCE N 59° 32' 37" E, along the common line of the City of Eureka 2.953 acre tract and this tract passing a 1/2" iron rod found at 1.19 feet and continuing a total distance of 223.42 feet to a 1/2" iron rod found in the Southwest line of the Phillips 2.30 acre tract at the North corner of this tract;

THENCE along the common line of the Phillips 2.30 acre tract and this tract as follow: S 30° 57' 11" E, 193.52 feet to a 2" iron pipe found: S 30° 43' 23" E 208.77 feet to the POINT OF BEGINNING and CONTAINING 2.08 ACRES OF LAND, MORE OR LESS.

County: Navarro

Date of Sale of Property (first Tuesday of month): January 6, 2026.

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 Olsen 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