

2025-125

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
AT 1:09 O'CLOCK P M.

DEC 08 2025

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

DATE: December 8, 2025

NOTE: REAL ESTATE LIEN NOTE

Date: DECEMBER 1, 2015

Maker: DANIEL PERALTA

Payee: KOTR INVESTMENTS, LLC

Original Principal Amount: \$64,500.00 SIXTY-FOUR THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS

DEED OF TRUST:

Date: DECEMBER 1, 2015

Grantor: DANIEL PERALTA

Original Trustee: NANCY K. HAMILTON

Beneficiary: KOTR INVESTMENTS, LLC

Recorded: *Document No. 00008125* in the real property records of NAVARRO COUNTY, STATE OF TEXAS

LENDER/

BENEFICIARY: KOTR INVESTMENTS, LLC F/K/A MI TIERRA DEVELOPMENT COMPANY LLC

AS ASSIGNED TO:

TIERRA DEL SOL HOMES, LLC, A Texas Limited Liability Company
BY ASSIGNMENT OF DEED OF TRUST AND LOAN DOCUMENTS
DATED EFFECTIVE DECEMBER 4, 2019 AND FILED FOR RECORD
ON DECEMBER 8, 2025 AS INSTRUMENT #2025-01001 IN THE
REAL PROPERTY RECORDS OF NAVARRO COUNTY, STATE OF TEXAS

AS FURTHER ASSIGNED TO:

TDS HOMES, LLC A COLORADO LIMITED LIABILITY COMPANY
BY ASSIGNMENT OF DEED OF TRUST AND LOAN DOCUMENTS
DATED EFFECTIVE MAY 16, 2024 AND FILED FOR RECORD ON
DECEMBER 8, 2025 AS INSTRUMENT #2025-01003 IN THE
REAL PROPERTY RECORDS OF NAVARRO COUNTY, STATE OF TEXAS

**BENEFICIARY'S
ADDRESS** 720 S. Colorado BLVD
STE 1150 – N
Denver CO 80246

BORROWER: DANIEL PERALTA
306 Monica Lane
Rice, TX 75155

PROPERTY: Lot 22, Block 1, CORONADO HOMES SUBDIVISION, AS SHOWN ON THE Plat thereof recorded under Document No. 2012-2676 of the Official Public Records of Navarro County Texas, said plat covering the real property situated in Navarro County Texas, together with one certain 2015 Legacy Model LHB167632SA, 16' x 72', Label No. NTA 1638088, Serial No. LH15TX9823, including without limitation all heating, air conditioning, ventilation, plumbing, electrical and other fixtures, and replacements of and additions thereto, all of which are a part of and affixed to the real estate;

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEES:

MICHAEL J. CRADDOCK
JOSEPH STEWART CRADDOCK
RAMONA CRADDOCK

3100 MONTICELLO
SUITE 550
DALLAS, TX 75205
214-750-3550

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:
12:00 NOON, JANUARY 6, 2026, the first *Tuesday* of the month, to commence at 12:00 NOON or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

At the Front Entrance of the Navarro County Courthouse, 300 W. 3rd Avenue, Corsicana Texas 75110

NOTICE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY 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. SEE, TEX. PROP. CODE § 51.002(i).

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, the owner and holder of the Note and the Deed of Trust lien under the Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code Section 9.604(a).

Therefore, notice is given that on the Date and time of Substitute Trustee's Sale of Property, and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold **AS IS, WHERE IS, AND WITH ALL FAULTS.**

EXECUTED as of December 8, 2025


Michael J. Craddock
Substitute Trustee

After filing, please return original to:

Michael J. Craddock
3100 Monticello, Suite 550
Dallas, TX 75205
214-750-3550