

2025-126
FILED FOR RECORD
AT 2:28 O'CLOCK P M.

Notice of Substitute Trustee Sale

DEC 15 2025

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

Assert and protect your rights as a member of the armed forces of the 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.

1. Date, Time and Place of Sale:

Date: Tuesday, January 6, 2026

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: Navarro County, Texas at the following location: On the front steps of the Navarro County Courthouse or as designated by the county Commissioner's office pursuant to Section 51.002 of the Texas Property Code as the place where Foreclosure Sales are to take place or as designated by the County Commissioners.

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Payment must be made in full on the date of the sale. Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except to the warrant of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matter of record affecting the property.

3. Instrument to be Foreclosed: Deed of Trust executed by **Andres Olmos Jr** and recorded on June 6, 2025 in Document Number **2025-005641** of the real property records of Liberty County, Texas with **Andres Olmos Jr** Grantor(s) and, **Hero Builders, LLC, a Texas Limited Liability Company** as Lender, located at 351 Crenshaw Drive, Dallas, Texas 75217, and Trustee being Hector Amador Hernandez, also located at 351 Crenshaw Dr. Dallas, Texas 75217, with promissory note securing payment of the indebtedness in the original principal amount of **\$129,000.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **May 28, 2025**.

4. Appointment of Substitute trustee: In accordance with Texas Property Code Section 51.0076, the undersigned authorized agent for the Lender has named and appointed, and by these presents does name and appoint **Hector Amador Hernandez**, located at 351 Crenshaw Dr. Dallas, Texas 75217 Substitute Trustee to act under and by virtue of said Deed of Trust.

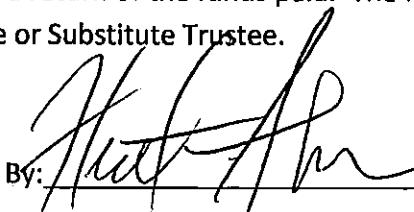
5. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

6. Property to be sold:

Being Lot Six (6), Kerns Meadows, Phase 1, an Addition of Navarro County, Texas, According to the map and plat thereof recorded in Vol 10, Page 311, Plat Records of Navarro County, Texas

7. Limitation of Damages: If this sale is set aside for any reason, the Purchaser shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against Lender, Trustee or Substitute Trustee.

By:



Date:

12-12-25

Hector Amador Hernandez trustee - Hero Builders, LLC, a Texas Limited Liability Company

THIS INSTRUMENT APPOINTS SUBSTITUTE TRUSTEE TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENTS IDENTIFIED IN THIS NOTICE OF SALE.