

2026-010

FILED FOR RECORD  
AT 4:01 O'CLOCK P.M.

JAN 13 2026

EAS Texas Mortgage Holdings, LLC, Noteholder  
Provident Loan Servicing, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

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

Alejandra Marquez, dba Marquez Flooring and Remodeling  
6472 NW CR 1160, Barry TX 75102  
Sent Via First Class Mail and CMRR# 9489 0178 9820 3046 6950 75 on 01.13.2026

Alejandra Marquez, dba Marquez Flooring and Remodeling  
6283 Ava Ct, Fort Worth, TX 76112  
Sent Via First Class Mail and CMRR# 9489 0178 9820 3046 6950 99 on 01.13.2026

**NOTICE OF TRUSTEE'S SALE**

WHEREAS Alejandra Marquez, dba Marquez Flooring and Remodeling and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Navarro County, Texas and is recorded under Clerk's File/Instrument Number 2022-009152, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 3<sup>rd</sup> day of February, 2026

Time: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Navarro County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

All of that certain lot, tract, or parcel of land situated in the Jane M. Cazneau Survey Abstract 154, Navarro County, Texas, being a tract of land described in deed to Casimiro Mendoza Flores, by deed recorded in Instrument Number 2017-2128, Deed Records, Navarro County, Texas, (D.R.N.C.T.) also known as (Tract 2) and being more particularly

described by metes and bounds as follows: BEGINNING at a 1/2 inch iron rod found for corner, said point being in the Southeast line of a tract of land described in deed to Pedro Lopez and spouse, Maria Vera Lopez, by deed recorded in Instrument Number 2021-14033, (D.R.N.C.T.) and being at the West corner of a tract of land described in deed to Angelica Flores and Mariel A. Flores, by deed recorded in Instrument Number 2016-2997, (D.R.N.C.T.) and being at the North corner of that tract herein described; THENCE South 30 degrees 46 minutes 47 seconds East, a distance of 1301.58 feet to a point for corner, said point being in the centerline of NW. County Road and being in the Northwest line of a tract of land described in deed to Michael W. Robinson and Shavonne N. Robinson, a married couple, by deed recorded in Instrument Number 2017-7780, (D.R.N.C.T.) from which a 1/2 inch iron rod found bears North 30 degrees 56 minutes 02 seconds West, 13.88 feet for reference; THENCE South 58 degrees 52 minutes 28 seconds West, a distance of 349.90 feet to a point for corner, said point being in the Northwest line of a tract of land described in deed to Rene Calderon, by deed recorded in Instrument Number 2017-6280, (D.R.N.C. T.) and being at the East corner of a tract of land described in deed to Casimiro Mendoza Flores, by deed recorded in Instrument Number 2017-2128, (D.R.N.C.T.) also known as (Tract 1); THENCE North 30 degrees 46 minutes 47 seconds West, passing at a distance of 13.61 feet to a 1/2 inch iron rod found on-line and continuing at a total distance of 1302.90 feet to a point for corner, said point being in the Southeast line of the aforesaid Lopez tract, from which a 1/2 inch iron rod found bears North 38 degrees 01 minutes 53 seconds West, 0.89 feet for reference; THENCE North 59 degrees 05 minutes 26 seconds East, a distance of 349.89 feet to the PLACE OF BEGINNING and containing 455,640 square feet or 10.46 acres of land.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.  
The senders of the notice also include those names listed below.

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 as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE OF ACCELERATION.** If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.

  
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Ian Ghrist, Richard Ramsey, David Waggoner  
Substitute Trustee(s)  
4016 Gateway Drive, Suite 130  
Colleyville, Texas 76034  
Phone: (817) 778-4136