

FEB 09 2026

Notice of Foreclosure Sale

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

1. *Property to Be Sold.* The property to be sold is described as follows:

All that certain lot, tract or parcel of land being Lot B-2 in Block 560, according to the plat recorded in Volume 4, Page 63, Plat Records of Navarro County, Texas, SAVE and EXCEPT the west 10 feet of said lot previously conveyed to Gene O. Cain et ux by Deed dated March 29, 1966, recorded in Volume 731, Page 514, Deed Records of Navarro County, Texas, and being the same property described and conveyed to Berton Pattison and wife, Marian Pattison, by deed dated April 16, 1976, recorded in Volume 863, Page 118, Deed Records of Navarro County, Texas.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in Navarro County, Texas. Inst. No. 2025-011230, Filing Date/Time 12/16/2025, at 10:32:34 AM of the real property records of Navarro County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: March 3, 2026

Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter. The sale will be completed by no later than 1:00 P.M.

Place: Navarro County Courthouse in Corsicana, Texas, at the following location:
THE WEST SIDE OF THE COURTHOUSE OF NAVARRO COUNTY OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. *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. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of **\$ 200,000.00**, executed by **Isaias Garcia and Ana Karen Garcia**, and payable to the order of **FMF Revocable Trust dated February 14, 2011**; (b) all renewals and extensions of the note, (c) any and all present and future indebtednesses of **Isaias Garcia and Ana Karen Garcia** to **FMF Revocable Trust**, Frank Farkas, Trustee is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

As of February 4, 2026, there was owed **\$ 202,652.48** on the note, being principal and interested, Fees/Expenses. The note is bearing interest at the rate of **\$ 49.97** per day thereafter.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Frank Farkas at PO Box 656, Rowlett TX 75030, Tel.No. 214-566-8167, Email- farkasdr@yahoo.com.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

February 9, 2026.


Frank Farkas, Trustee
PO Box 656
Rowlett, TX 75030
(214) 566-8167