

NOTICE OF TRUSTEE'S SALE

2026-023  
FILED FOR RECORD  
AT 11:58 O'CLOCK A.M.

**Date:** February 23, 2026  
**Trustee:** Lowell Olsen Dunn  
**Lender/Holder:** Luis Mario Espinosa and Eliamar Espinosa

FEB 23 2026

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

**Note:** Real Estate Lien Note, dated March 8, 2021, in the original principal sum of \$160,000.00, executed by Roman Abundiz and Felicitas Abundiz and payable to the order of Luis Mario Espinosa and Eliamar Espinosa.

**Deed of Trust**

**Date:** March 8, 2021  
**Grantor:** Roman Abundiz and Filicitas Abundiz  
**Lender:** Luis Mario Espinosa and Eliamar Espinosa  
**Recording Information:** Instrument No. 2021-002350, Official Records of Navarro County, Texas.

**Property:**

All that certain lot, tract or parcel of land situated in the Martha Brennan Survey, Abstract No. 74, Navarro County, Texas, being a portion of a called 83.75 acre tract recorded in Volume 914, Page 146 of the Navarro County Deed Records, and being more fully described by metes and bounds as follows:

BEGINNING at a point for the Southwest corner of this tract located in the East line of the James Pratt Survey, Abstract No. 643, and in the West line of the Martha Brennan Survey, Abstract No. 74, and also being the Northwest corner of a called 15.21 acre tract described by deed recorded in Instrument No. 2013-00002148 and being N 29° 56' 05" W 553.29 feet from a found 2" pipe post for the Southwest corner of the above mentioned 83.75 acre tract;

THENCE N 29° 56' 05" W 308.69 feet along said common survey line to a set ½" iron rod for the Northwest corner of this tract;

THENCE N 46° 26' 23" E 1532.52 feet to a set ½" iron rod for the northerly corner of this tract located in the R.O.W. of FM 3383 and the beginning of a curve to the right and being S 66° 07' 16" W 255.13 feet from a found ½" iron rod for the Southeast corner of a called 2.00 acre tract described by deed recorded in Instrument No. 2014-00002369;

THENCE with said curve having a Delta Angle of 01° 36' 54", a radius of 11409.16 feet, a Chord of S 64° 40' 22" E 321.59 feet for a length of 321.60 feet to a point for the end of this curve and the Northeast corner of the above mentioned 15.21 acre tract; WITNESS: N 46° 26' 23" E 0.34 feet to a found ½" iron rod;

THENCE S 46° 26' 23" W 1721.07 feet generally along a fence and along the line of directional control to the point of beginning and containing 11.21 acres of land.

**County:** Navarro

**Date of Sale of Property (first Tuesday of month):** April 7, 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