

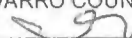
2026-040

FILED FOR RECORD  
AT 11:55 O'CLOCK AM.

**NOTICE OF TRUSTEE'S SALE**

APR 09 2026

**Date:** April 8, 2026  
**Trustee:** Lowell Olsen Dunn  
**Lender/Holder:** GraBo Corp., a Minnesota corporation

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY  DEPUTY

**Note:** Real Estate Lien Note, dated February 1, 2019, in the original principal sum of \$31,500.00, executed by Lauren K. Montes and payable to the order of GraBo Corp., a Minnesota corporation.

**Deed of Trust**

**Date:** February 1, 2019  
**Grantor:** Lauren K. Montes  
**Lender:** GraBo Corp., a Minnesota corporation  
**Recording Information:** Instrument No. 2019-000856, Official Records of Navarro County, Texas.

**Property:**

Being all of that certain lot, tract or parcel of land located in the F. Procello Survey, Abstract No. 636 Navarro County, Texas and being part of a called 36.57 acre tract of land as described in Deed to GraBo Corporation recorded as Document No. 2018-006273 of the Deed Records of Navarro County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at 1/2" iron rod set (red cap "Shallow Creek") at the westerly corner of the said GraBo tract at the intersection of the southeasterly line of Farm to Market Road No. 633 (Vol. 682, Pg. 531) and the easterly line of SE CR 0160 from which a 1/2" iron rod found bears S 60° 53' 12" W, 308.53 feet;

THENCE N 60° 53' 12" E, along the southeasterly line of said Farm to Market Road No. 633 96.80 feet to a 1/2" iron rod set (red cap "Shallow Creek) for the northerly corner of this tract;

THENCE S 30° 00' 00" E, through the said GraBo tract 1106.62 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the easterly corner of this tract, in the southeasterly line of the said GraBo tract and in a northwesterly line of a called 89.83 acre tract of land as described in the Deed of Colton Lloyd Shaver, Chad Michael Shaver and Blake Elliott Shaver, recorded as Document No. 2016-008728 of the Deed Records of Navarro, County, Texas:

THENCE S 59° 24' 44" W, along common line of the said GraBo tract and the Shaver tract 411.60 feet to a T-post found at the base of a 6" wood fence corner post at the southerly corner of the said GraBo tract, an ell corner of the said Shaver tract and in the easterly line of said SE CR 0160 from which a 1/2" iron pipe found bears S 27° 46' 28" E, 330.53 feet:

THENCE along the easterly line of said SE CR 0160 as follows: N 16° 47' 37" W, 290.00 feet to a point for corner; N 11° 24' 48" W, 415.00 feet to a point corner; N 13° 30' 23" W, 290.00 feet to a point for corner; and N 17° 55' 25" W, 162.17 feet to the point of BEGINNING and containing 6.46 acres of land, more or less.

**County:** Navarro

**Date of Sale of Property (first Tuesday of month):** May 5, 2026

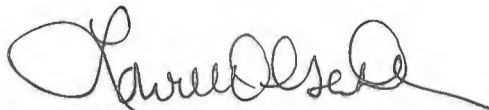
**Time of Sale:** Between the hours of 10:00 a.m. and 4:00 p.m.

**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