

2026-049
FILED FOR RECORD
AT 1:12 O'CLOCK P.M.

MAY 07 2026

1820 MAPLEWOOD AVE
CORNICANA, TX 75110

SHERRY DOWD, County Clerk.
NAVARRO COUNTY, TEXAS

00000010800373

BY DEPUTY

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: June 02, 2026

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: FRONT STEPS OF THE NAVARRO COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 20, 2022 and recorded in Document INSTRUMENT NO. 2022-005396; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 2024-011345 real property records of NAVARRO County, Texas, with ROY C ENEM AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ROY C ENEM AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$350,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NORTH AMERICAN SAVINGS BANK, F.S.B. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NORTH AMERICAN SAVINGS BANK, F.S.B., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NORTH AMERICAN SAVINGS BANK, F.S.B.
12520 S. 71 Highway
Grandview, MO 64030



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.

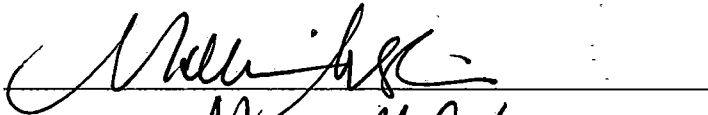
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Melanie McCoslin, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 5-7-26 I filed at the office of the NAVARRO County Clerk and caused to be posted at the NAVARRO County courthouse this notice of sale.



Declarants Name: Melanie McCoslin

Date: 5/7/26

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN NAVARRO COUNTY, TEXAS ON THE JESUS ORTIZ SURVEY, A-624 AND BEING ALL OF LOT 6 AND THE WEST 10 FEET OF LOT S, BLOCK 534-C OF THE CITY OF CORSICANA, FORMERLY BLOCK 535 OF THE OAKLAWN ADDITION AS SHOWN BY PLAT RECORDED IN VOLUME 267, PAGE 174 OF THE NAVARRO COUNTY DEED RECORDS, AND BEING THE SAME LAND CONVEYED TO RUSSELL HITT AND DIANE A. HITT BY RICHARD B. SCHULTZ AND AMANDA L. SCHULTZ BY DEED DATED JULY 16, 1999 AND RECORDED IN VOLUME 1450, PAGE 585 OF THE OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS. SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND AT THE SOUTH CORNER OF LOT 6, BLOCK 534-C, CITY OF CORSICANA, FORMERLY BLOCK 535 OF THE OAKLAWN ADDITION AND AT THE INTERSECTION OF WEST MAPLEWOOD AVENUE AND NORTH 28TH STREET;

THENCE NORTH 29 DEGREES 56 MINUTES 36 SECONDS WEST, ALONG THE NORTHEAST MARGIN OF NORTH 28TH STREET, 151.32 FEET TO A 1/2" IRON PIPE FOUND UNDER CONCRETE FOOTING FOR WOOD FENCE AT THE WEST CORNER OF LOT 6 AND THE SOUTH CORNER OF LOT 7 OWNED BY JAMES G. PRICE;

THENCE NORTH 60 DEGREES 53 MINUTES 09 SECONDS EAST 70.19 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTHEAST LINE OF LOT 8 OWNED BY JAMES G. PRICE AND THE WEST CORNER OF THE TOMMY D. TAYLOR (PART OF LOTS 4 & 5) TRACT RECORDED IN VOLUME 2009, PAGE 5633;

THENCE SOUTH 29 DEGREES 54 MINUTES 55 SECONDS EAST 150.03 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTH CORNER OF THE TAYLOR TRACT AND IN THE NORTHWEST MARGIN OF WEST MAPLEWOOD AVENUE;

THENCE SOUTH 59 DEGREES 50 MINUTES WEST, ALONG WEST MAPLEWOOD AVENUE, 70.11 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.243 ACRES OF LAND.