

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: May 12, 2026

Substitute Trustee: Lowell Olsen Dunn

Lender/Holder: Marsh Family Holdings, Inc., a Texas corporation

Note:

Date: September 13, 2024

Maker: Ulises Melo-Ortiz and Alina Villalobos

Payee: Marsh Family Holdings, Inc., a Texas corporation

Original Principal Amount: \$52,250.00

2026-057
FILED FOR RECORD
AT 11:53 O'CLOCK A.M.
MAY 14 2026

Deed of Trust

Date: September 13, 2024

Grantor: Ulises Melo-Ortiz and Alina Villalobos

Beneficiary: Marsh Family Holdings, Inc., a Texas corporation

Recording Information: Instrument No. 2024-009019, Official Records of Navarro County, Texas.

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

Property:

Being all of Lot #6, Baron Flats Addition, an Addition to Navarro County, according to the plat or map thereof recorded in Volume 10, Page 87-88 or Instrument Number 2023-001616 of the Official Plat Records of Navarro County, Texas.

County: Navarro

Date of Sale of Property (first Tuesday of month): June 2, 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.

Lender/Holder has appointed Lowell Olsen Dunn as Substitute Trustee under the Deed of Trust. Lender/Holder has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute 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, Substitute Trustee