

2026-078
FILED FOR RECORD
AT 4:01 O'CLOCK P M.

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

JUN 16 2026

Date: June 12, 2026

Substitute Trustee: **Elizabeth Hernandez, Lori Garner, Sharon St. Pierre, Sheryl LaMont, Mollie McCoslin, Kevin Key, Jay Jacobs, Christine Wheeless, Phillip Hawkins.**
SHERRY DOWD County Clerk
NAVARRO COUNTY, TEXAS
DEPUTY

Address of Substitute Trustee: 10440 N. Central Expressway, Suite 1425
Dallas, Texas 75231

Holder of Note and Lien: CrossTimbers Capital, Inc.

Note: Promissory Note in original principal amount of \$190,000.00

Deed of Trust:

Date: November 19, 2021

Grantor: **Knight Restoration LLC, a Texas limited liability company**

Lender: CrossTimbers Capital, Inc.

Recording Information: Instrument Number 2022-005875

Property: >>>> SEE EXHIBIT A<<<<

commonly known as 17620 FM 639 East, Purdon, Texas 76679.

County: Navarro County, Texas

Date of Sale: July 7, 2026. The earliest time at which the sale shall occur is 1:00 p.m.

Time of Sale: 1:00 p.m.

Place of Sale of Property: **On the ground level of the south exterior steps of the Navarro County Courthouse**, in the area designated by the Navarro County Commissioners Court for foreclosure sales.

Holder of the Note and Lien has appointed Elizabeth Hernandez, Lori Garner, Sharon St. Pierre, Sheryl LaMont, Mollie McCoslin, Kevin Key, Jay Jacobs, Christine Wheeless, Phillip Hawkins or any one of them, as Substitute Trustee under the Deed of Trust. Holder of the Note and Lien 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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three (3) hours thereafter.

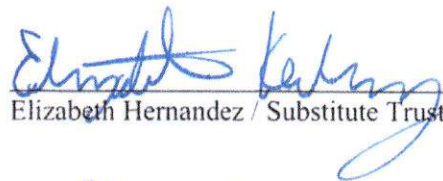

Elizabeth Hernandez / Substitute Trustee



EXHIBIT "A"

TRACT ONE

Being all of that certain lot, tract or parcel of land located in the J. Treadwell Survey Abstract No. 795 Navarro County, Texas and being part of a called 22.57 acre tract of land as described in Deed to Raymond O. Nelson recorded in Volume 1316, Page 730 of the Deed records of Navarro County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a T-Post found at the northerly corner of the said Nelson tract, the westerly corner of a called 12 acre tract of land as described in Deed to Harris A. Griggs and wife, Patsy Sue Griggs recorded in Volume 1179, Page 861 of the Deed Records of Navarro County, Texas and in the southeasterly line of a called 5 acre tract of land as described in Deed to Nelda Kay Brown recorded in Volume 1732, Page 402 of the Deed Records of Navarro County, Texas;

THENCE, S 30 deg 03 min 02 sec E, along the northeasterly line of the said Nelson tract and the southwesterly line of the said Griggs tract 784.60 feet to a 5/8" iron rod set for the easterly corner of this tract;

THENCE, S 60 deg 00 min 00 sec W, through the said Nelson tract 860.73 feet to a 5/8" iron rod set for the southerly corner of this tract and on the southwesterly line of the said Nelson tract and the northeasterly line of the said Nelson tract and the northeasterly line of a U.S. Army Corp of Engineers tract of land;

THENCE, along the westerly line of the said Nelson tract and the easterly line of the said U.S. Army Corp of Engineers tract as follows: N 02 deg 53 min 23 sec W, 292.61 feet to a concrete monument found, N 60 deg 56 min 57 sec E, 429.74 feet to a concrete monument found, N 63 deg 12 min 09 sec W, 399.61 feet to a concrete monument found, and N 18 deg 03 min 11 sec W, 197.00 feet to a point for the westerly corner of this tract and the southerly corner of the said Brown tract from which a t-post found bears S 71 deg 29 min 52 sec W, 3.39 feet;

THENCE N 59 deg 29 min 56 E, along the common line of the said Nelson tract and the said Brown tract 475.11 feet to the POINT OF BEGINNING and CONTAINING 10.00 ACRES OF LAND MORE OR LESS.

TRACT TWO

Being all of that certain lot, tract or parcel of land located in the J. Treadwell Survey Abstract No. 795 Navarro County, Texas and being part of a called 22.57 acre tract of land as described in Deed to Raymond O. Nelson recorded in Volume 1316, Page 730 of the Deed Records of Navarro County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 5/8" iron rod found at the easterly corner of the said Nelson tract, the southerly corner of a called 12 acre tract of land as described in Deed to Harris A. Griggs and wife, Patsy Sue Griggs recorded in Volume 1179, Page 861 of the Deed Records of Navarro County, Texas, and in the northwesterly line of Farm to Market Road No. 639;

THENCE, S 60 deg 00 min 00 sec W, along the northwesterly line of said Farm to Market Road No. 639 and the southeasterly line of the said Nelson tract passing a wood monument at 724.37 feet and continuing a total distance of 941.12 feet to a wood monument at an ell corner of the said Nelson tract;

THENCE, S 30 deg 26 min 58 sec E, 73.69 feet to a point for corner in the approximate centerline of an abandoned county road from which a wood monument bears S 30 deg 26 min 58 sec E, 44.66 feet to a point for corner;

THENCE, S 60 deg 00 min 00 sec E, along the approximate centerline of an abandoned county road 326.80 feet to a point for the southerly corner of the said Nelson tract from which a wood monument bears N 25 deg 57 min 13 sec E, 42.28 feet;

THENCE, along the westerly line of the said Nelson tract and the easterly line of a U.S. Army Corp of Engineers tract as follows: N 25 deg 57 min 13 sec W, 315.00 feet to a concrete monument found, N 57 deg 00 min 18 sec W, 80.60 feet to a concrete monument found, and N 02 deg 53 min 23 sec W, 398.79 feet to a 5/8" iron rod set for the westerly corner of this tract;

THENCE, N 60 deg 00 min 00 sec E, through the said Nelson tract 860.73 feet to a 5/8" iron rod set for the northerly corner of this tract, in the northeasterly line of the said Nelson tract and the southwesterly line of said Griggs tract;

THENCE, S 30 deg 03 min 02 sec E, along the common line of the said Nelson tract and the said Griggs tract 529.46 feet to the POINT OF BEGINNING and CONTAINING 12.45 ACRES OF LAND MORE OR LESS.

FOR RECORDING INFORMATION ONLY:

AFTER RECORDING RETURN TO:
CROSSTIMBERS CAPITAL, INC.
10440 N. Central Expressway, Suite 1425
Dallas, TX 75231

Ref No.: 1121FMKN – 17620 FM 639

**APPOINTMENT OF SUBSTITUTE TRUSTEE
(AND ACCELERATION OF MATURITY)**

STATE OF TEXAS

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COUNTY OF DALLAS

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WHEREAS, on November 19, 2021, **Knight Restoration LLC**, a Texas limited liability company, ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of **Michael K. Broder**, Trustee, which Deed of Trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$190,000.00**, payable to the order of **CrossTimbers Capital, Inc.**, which Deed of Trust is recorded in the Real Property Records of **Navarro County, Texas**, to which reference is hereby made for a description of said note, the terms and covenants of said Deed of Trust and the property therein conveyed:

Instrument Number 2022-005875

>>>>SEE EXHIBIT A<<<<

commonly known as 17620 FM 639 East, Purdon, Texas 76679.

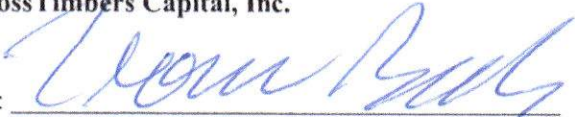
and

WHEREAS, the legal owner and holder of the indebtedness described in said deed of trust now desires to appoint a Substitute Trustee;

NOW, THEREFORE, **CrossTimbers Capital, Inc.**, the legal owner and holder of said indebtedness, for reasons satisfactory to itself, does hereby remove **Michael K. Broder**, and any other Trustee heretofore appointed, and appoints and constitutes **Lori Garner, Sharon St. Pierre, Sheryl LaMont, Mollie McCoslin, Kevin Key, Jay Jacobs, Christine Wheelless, Phillip Hawkins** or any one of them, as **Substitute Trustee** in said Deed of Trust, each of whom shall have all the powers and estate delegated to the original Trustee, and requests either one of said Substitute Trustees to sell the property, rights and interests described in said deed of trust in accordance with the terms and provisions thereof; provided that no Substitute Trustee shall have the power to sell the property in violation of an automatic stay in bankruptcy, or for an amount less than the minimum approved by the holder of the indebtedness.

EXECUTED on June 12, 2026.

CrossTimbers Capital, Inc.

By: 
Thomas K. Broder / Vice President

THE STATE OF TEXAS

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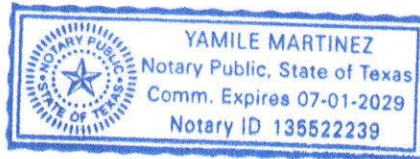
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COUNTY OF DALLAS

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BEFORE ME, the undersigned Notary Public, on this day personally appeared **Thomas K. Broder**, known to me to be the Vice President of CrossTimbers Capital, Inc., whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office on June 12, 2026.



Yamile Martinez

NOTARY PUBLIC, STATE OF TEXAS
Yamile Martinez

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