

2026-081
FILED FOR RECORD
AT 7:15 O'CLOCK PM
JUL 13 2026
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY Reed Dowd DEPUTY

Notice of Trustee Sale

Date: July 13, 2026
Mortgagee: Palmera Land LLC.
Note: Note dated **April 14, 2025**, in the original principal amount of **\$125,000.00**

Deed of Trust

Date: April 14, 2025
Grantor: ABNER ABIMAE L BRICENO & LUCERO JASMIN SERRANO
Mortgagee: PALMERA LAND LLC.
Recording Information: County Clerk's File No. **2026-001208**, of the Official
Public Records of Navarro County, Texas

Property: Being Lot 1 in Block A of Alberto Heights Addition in Navarro, Texas according to plat filed in Volumen 10, Pages 307-308, Plat Records of Navarro County Texas.

Trustee's Name: Mario Javier Ramirez & David Mejia.
Trustee's Address: 8575 Demin St.
Terrell, TX 75160

County: Navarro

Date of Sale (first Tuesday of the month): August 04, 2026

Time of Sale: 10:00 A.M. to 12:00 P.M.

Place of Sale: Place designated by the Commissioner's Court of Navarro County, Texas.

Mortgagee has appointed above Trustee, to act under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder in cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally.

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 reserved 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.

By: _____

David Mejia, Trustee

By: _____

Mario Javier Ramirez, Trustee

Questions concerning the sale may be directed to the undersigned or the beneficiary,

Palmera Land LLC.,

8575 Denim, Tx 75160, please call (469) 863-0624