

NOTICE OF SUBSTITUTE TRUSTEES' SALE

Date: August 11, 2026

Deed of Trust:

Dated: August 31, 2022

Grantor(s): Amy Gonzales

Grantor's County: Navarro, Texas

Original Trustee: Ken Mixon

Current Trustee: Ken Mixon

Substitute Trustee(s): Stephen W. Davis, Darrell W. Cook, Douglas L. Bynum, Ethan M. Herrema and the firm of COOK KEITH & DAVIS, A PROFESSIONAL CORPORATION.

Beneficiary: CITY NATIONAL BANK

Recording Information: Recorded on September 13, 2022 under Document No. 2022-009714 of the Official Public Records of Navarro County, Texas;

Property: All that certain lot, tract or parcel of land being Lot 2, in Block 2, Section 1 of PELICAN ISLE SUBDIVISION in Navarro County, Texas, as per map or plat thereof recorded in Volume 6 Page 281 of the Plat Records of Navarro County, Texas (commonly known as 906 Blue Heron Way, Kerens, Texas 75144).

Security Instrument: COMMERCIAL DEED OF TRUST

Dated: August 31, 2022

Amount: Forty-four thousand dollars and no cents (\$44,000.00).

Debtor(s): AMY GONZALES

Holder: CITY NATIONAL BANK

FORECLOSURE SALE:

Date: September 1, 2026 (first Tuesday of month)

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.**

2026-101
FILED FOR RECORD

AT 1:20 O'CLOCK P.M.

AUG 11 2026

SHERRY DOWD County Clerk
NAVARRO COUNTY, TEXAS
BY Rachel [Signature] DEPUTY

Place:

At the County Courthouse of Navarro County, Texas, in the area designated by the Commissioner's Court, in the usual and customary place in Navarro County.

Because of default under the General Provisions of the Deed of Trust, the Substitute Trustee will sell the property "AS IS" without any expressed or implied warranties, except as to warranties of title (if any) provided for under the Deed of Trust, by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. The sale will begin at the earliest time stated above or within three hours after that time.

If such sale or sales do not result in full satisfaction of all of the indebtedness now due, the lien and security interest of the Deed of Trust shall remain in full force and effect in respect of any of the Mortgaged Property not so sold and any and all other types of real and personal property covered by the Deed of Trust and not described herein.

Pursuant to section 51.0075(a) of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further condition shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving, 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.

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.



STEPHEN W. DAVIS/ DARRELL W. COOK,
DOUGLAS L. BYNUM/ ETHAN M. HERREMA,
Substitute Trustees