

NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows: ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, BEING 0.637 ACRE SITUATED IN BLOCK K OF THE EDGEHILL ADDITION, VOLUME 157 PAGE 466, AND IN BLOCK 599, IN CORSICANA, TEXAS, AND ALSO BEING PART OF THE TRACT CONVEYED IN DEED FROM SYBLE N. LOW TO JANET FOSTER, DATED JUNE 20, 2005, AND RECORDED IN VOLUME 1788 PAGE 717, AND BOTH INSTRUMENTS ARE RECORDED IN THE DEED RECORDS OF NAVARRO COUNTY, TEXAS. SAID 0.637 ACRE IS MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 INCH PIPE FOUND FOR THE WEST CORNER OF THIS TRACT AND THE FOSTER TRACT, AND IN THE NORTH CORNER OF A 1.918 ACRES TRACT, VOLUME 1448 PAGE 254, AND IN THE SOUTHEAST LINE OF WEST PARK ROW;

THENCE NORTH 60 DEGREES 07 MINUTES 39 SECONDS EAST ALONG THE SOUTHEAST LINE OF WEST PARK ROW A DISTANCE OF 75.00 FEET TO A 60 PENNEY NAIL FOUND FOR THE NORTH CORNER OF THIS TRACT AND THE FOSTER TRACT, AND IN THE WEST CORNER OF A TRACT RECORDED IN VOLUME 1810 PAGE 170;

THENCE SOUTH 29 DEGREES 53 MINUTES 33 SECONDS EAST ALONG THE NORTHEAST LINE OF THE FOSTER TRACT A DISTANCE OF 369.13 FEET TO A 1/2 INCH ROD SET FOR THE EAST CORNER OF THIS TRACT AND IN THE NORTH CORNER OF A 0.161 ACRE TRACT SURVEYED OUT OF THE FOSTER TRACT ON THIS DAY;

THENCE SOUTH 59 DEGREES 53 MINUTES 07 SECONDS WEST A DISTANCE OF 75.30 FEET TO A 1/2 INCH ROD FOUND FOR THE SOUTH CORNER OF THIS TRACT AND IN THE WEST CORNER OF THE 0.161 ACRE TRACT, AND IN THE NORTH CORNER OF A CALLED 0.484 ACRE TRACT, AND IN THE EAST CORNER OF THE CALLED 1.918 ACRES TRACT;

THENCE NORTH 29 DEGREES 50 MINUTES 45 SECONDS WEST A DISTANCE OF 369.45 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.637 ACRE OF LAND, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 02/13/2024 and recorded in Document 2024-001434 real property records of Navarro County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 12/01/2026

Time: 01:00 PM

Place: Navarro County, Texas at the following location: THE FRONT STEPS OF THE NAVARRO COUNTY COURTHOUSE, LOCATED AT 300 WEST 3RD AVENUE, CORSICANA, TEXAS, OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by FLORINDA SALAZ AND RAUL SALAZ, provides that it secures the payment of the indebtedness in the original principal amount of \$300,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Mutual of Omaha Mortgage Servicing, Inc. is the current mortgagee of the note and deed of trust and MUTUAL OF OMAHA MORTGAGE, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Mutual of Omaha Mortgage Servicing, Inc. c/o MUTUAL OF OMAHA MORTGAGE, INC., 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Sheridan Stills, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am Melanie McGee whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 9-24-26 I filed this Notice of Foreclosure Sale at the office of the Navarro County Clerk and caused it to be posted at the location directed by the Navarro County Commissioners Court.

2026-118
FILED FOR RECORD
AT 3:15 O'CLOCK P.M.
SEP 24 2026
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY Michael Stills DEPUTY