

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS §
COUNTY OF NAVARRO §

2026-125
FILED FOR RECORD
AT 2:26 O'CLOCK P.M.

Grantor(s): Lessen Jeovany Maradiaga Bertotty and Alexandra Janine Avila

Trustee: Christopher Hackler Cabrera

Beneficiary/Payee shown in Deed of Trust: Land Baron, Inc.

OCT 06 2026

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY  DEPUTY

Deed of Trust Date: June 1, 2024

Recorded as Instrument No.: 2024-006167 in the Official Public Records of Navarro County, Texas

Date of Sale: Tuesday, November 3, 2026

Time of Sale: The sale will begin during the three-hour period from 10:00 a.m. to 1:00 p.m.

Place of Sale: Navarro County Courthouse, 300 W. 3rd Ave., Corsicana, Texas 75110, at the area designated by the Navarro County Commissioners Court for foreclosure sales.

PROPERTY

BEING ALL OF LOT #67 OUT OF THE BARONS CREEK ADDITION, AN ADDITION TO NAVARRO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 151, OR INSTRUMENT NUMBER 2023-008495 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

Default has occurred in the payment of the indebtedness secured by the Deed of Trust described above. The indebtedness has been accelerated. The Trustee, acting under the Deed of Trust and at the direction of the person or entity legally entitled to enforce the secured indebtedness, will offer the Property for sale at public auction to the highest bidder for cash or other form of payment permitted by the Deed of Trust and applicable law.

The Property will be sold "AS IS, WHERE IS," subject to all matters having priority over the lien being foreclosed and subject to the terms of the Deed of Trust and applicable Texas law. No representation or warranty is made by the Trustee except as required by law.

For questions regarding the loan or foreclosure, contact Land Baron, Inc. at (903) 751-3771.

DATED: September 22, 2026

CHRISTOPHER HACKLER, TRUSTEE



Christopher Hackler, Trustee
6060 N. Central Expressway, 5th Floor
Dallas, Texas 75206