

Notice of Trustee's Sale

Date: October 7, 2026
Trustee: Glynn Lowrie
1015 Ferris Avenue
Waxahachie, Texas 75165

Lender: Ladd Vien

2026-128
FILED FOR RECORD
AT 11:48 O'CLOCK P.M.
OCT 08 2026
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

Note: A certain promissory note executed by Enrique Villa Gutierrez and Edia Amandor Rivera, dated June 1, 2023, in the original principal amount of \$94,000.00, or as thereafter modified, bearing interest as therein specified, payable to Ladd Vien, and containing an attorney's fee clause, with interest and principal being payable as therein specified.

Deed of Trust: Date: June 1, 2023

Grantor: Enrique Villa Gutierrez and Edia Amandor Rivera

Lender: Ladd Vien

Recording information: Said Deed of Trust being recorded in the Real Property Records of Navarro County, Texas.

Property:

Tract 1: 0.697 Acres, more or less, in The R. Goodloe Survey, Abstract 299, Navarro County, Texas, as Described in Deed Records in Volume 1036, Page 140, Deed Records of Navarro County, Texas Tax ID 50169.

Tract 2: Being 5.98 Acres, More or Less, out of the R. R. Goodloe Survey, Abstract 299 of Navarro County, Texas, and Being the remainder of that property more particularly described in Deed Volume 750, Page 871, of the deed Records of Navarro County, Texas; SAVE & EXCEPT those properties sold in Volume 900, Page 41, Volume 904, Page 243, Volume 917, Page 798, Volume 947, Page 565, Volume 951, Page 577, Volume 957, Page 510, Volume 992, Page 500, Volume 988, Page 493, Volume 1036, Page 140, Volume 1476, Page 643, Volume 1074, Page 782, Volume 977, Page 594, Volume 1525, Page 411, Volume 839, Page 422, and Volume 816, Page 692 of the Deed Records, Navarro County, Texas, and being further described on tax rolls of Navarro County as Tract 97 and 97A of the R.R. Goodloe Survey, Abstract 299, Navarro County, Texas. Tax IDS 47346 & 47347.

County: Navarro County, Texas

Date of Sale (first Tuesday of month): November 3, 2026

Time of Sale: between 10:00 AM and 4:00 PM

Place of Sale: Navarro County Courthouse in the location designated by the Navarro County Commissioners.

Lender has appointed Glynn Lowrie as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

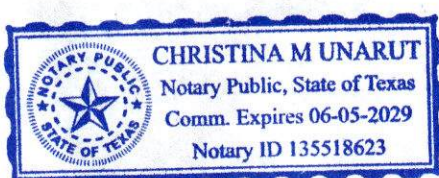
The Trustee reserves the right to sell the Property as a whole, or in two or more separate and distinct lots, tracts, or parcels.

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 hours thereafter.

Glynn Lowrie
Trustee, Glynn Lowrie

STATE OF TEXAS §
§
COUNTY OF NAVARRO §

This instrument was acknowledged before me on October 7, 2026,
by Glynn Lowrie, Trustee.



Christina Unarut
Printed name: Christina Unarut
Notary Public, State of Texas 6-5-2029