

# NOTICE OF TRUSTEE'S SALE

Mr. Felix Fernandez  
344 NW PR 0143  
Rice, TX 75155

**WHEREAS**, November 13, 2012, FELIX FERNANDEZ executed a Deed of Trust conveying to APRIL ANDERSON, Substitute Trustee, the real estate hereinafter described, to secure JDET INVESTMENTS, L.P., in the payment of a debt therein described, said Deed of Trust being recorded under Document Number 00004435, in the **DEED OF TRUST** Records of Navarro County, Texas; and

**WHEREAS**, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property at public auction and apply proceeds pursuant to the terms of the Deed of Trust.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, the 5<sup>th</sup> day of December, 2017 the foreclosure sale will be conducted in NAVARRO County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 12:00 p.m. o'clock and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as follows: In the County of NAVARRO, State of Texas:

**LOT(s) FORTY-SIX (46) of Hidden Acres Subdivision. Hidden Acres, a subdivision of County of Navarro, Texas, according to the most recently heretofore recorded plat of said subdivision covering said Lot(s) recorded in the Map or Plat Records of, Navarro County, Texas.**

Signed this 30<sup>th</sup> day of October, 2017.

2017-125

  
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APRIL ANDERSON, Substitute Trustee

FILED FOR RECORD  
AT 3:00 O'CLOCK P M.

NOV 02 2017

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY OT DEPUTY