

2019-105

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**FILED FOR RECORD**

AT 12:19 O'CLOCK P.M.

**Date:** September 26, 2019

**SEP 26 2019**

**Substitute Trustee:** Lowell Olsen Dunn  
**Lender/Holder:** GC Moran Investments, LLC

**SHERIFF DOWD, County Clerk  
NAVARRO COUNTY, TEXAS**

**BY Deputy DEPUTY**

**Note:** Promissory Note, dated April 12, 2019, in the original principal sum of \$14,090.00, executed by 303 N. Broad, LLC and payable to the order of GC Moran Investments, LLC.

**Deed of Trust**

**Date:** April 12, 2019

**Grantor:** 303 N Broad, LLC

**Lender:** GC Moran Investments, LLC

**Recording Information:** Instrument No. 3115 (2019), Official Records of Navarro County, Texas.

**Property:**

All that certain lot, tract or parcel of land, located within the Jesus Ortiz Survey, Abstract Number 624 in Navarro County, Texas, and being the called West 33.5 feet of Lot 2 and all of Lot 3 of Block 490 of the City of Corsicana, Texas, and being the same tract of land described as the "SECOND PARCEL" in a Warranty Deed recorded in Volume 1363, Page 230 of the Official Records of Navarro County, Texas (O.R.N.C.T.), and is described by metes and bounds as follows:

BEGINNING at a chain-link fence corner in the Southeast margin of W. Collin Street, being in the Northwest line of Lot 2, being the North corner of a tract described in Volume 1345, Page 825 (O.R.N.C.T.) and being the West corner of this tract;

THENCE North 58°54'37" East with the Southeast margin of W. Collin Street, a distance of 83.54 feet to a set  $\frac{1}{2}$ " iron rod in the back of a sidewalk, being the North corner of Lot 3 and of this tract, and being the West corner of Lot 4;

THENCE South 31°36'37" East with the common line of Lot 3 and Lot 4, a distance of 134.18 feet to a found  $\frac{1}{2}$ " iron pipe at a chain-link fence corner, being the East corner of Lot 3 and of this tract, being the South corner of a Lot 4, being the West corner of Lot 7, being the North corner of Lot 8, and being in the Northwest line of a tract of land described in Instrument Number 2014-00008412 (O.R.N.C.T.);

THENCE South 59°34'49" West a distance of 84.40 feet to a found 1" galvanized pipe fence post (8.0 feet tall) in the Southeast line of Lot 2, being the East corner of said tract described in Volume 1345, Page 825 (O.R.N.C.T.), and being the South corner of this tract;

THENCE North 31°14'57" West across Lot 2 and with the Northeast line of said tract described in Volume 1345, Page 825 (O.R.N.C.T.), a distance of 133.19 feet to the PLACE OF BEGINNING containing 0.258 acre of land.

**County:** Navarro

**Date of Sale of Property (first Tuesday of month):** November 5, 2019.

**Time of Sale:** 10:00 a.m.

**Place of Sale:** The front steps of the Navarro County Courthouse, 300 West Third Avenue, Corsicana, Navarro County, Texas.

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 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.

Lender/Holder has appointed Lowell Olsen Dunn as Substitute Trustee under the Deed of Trust. Lender/Holder has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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 "AS IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



**Lowell Olsen Dunn, Substitute Trustee**