

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2019-110
FILED FOR RECORD
AT 1:34 O'CLOCK P.M.

Date: October 2, 2019

OCT 02 2019

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

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY 160 DEPUTY

Note: Promissory Note, dated February 19, 2016, in the original principal sum of \$51,000.00, executed by Arturo Ramirez Monge and Deisy Guadalupe Andrade Gonzalez and payable to the order of GC Moran Investments, LLC.

Deed of Trust

Date: February 19, 2016
Grantor: Arturo Ramirez Monge and Deisy Guadalupe Andrade Gonzalez
Lender: GC Moran Investments, LLC
Recording Information: Instrument No. 1270 (2016), Official Records of Navarro County, Texas.

Property:

All that certain lot, tract or parcel of land situated in the City of Corsicana, Navarro County, Texas, and being part of Lot 26, Block 612, Highland Place Addition, shown of record in Volume 505, Page 121, Deed Records of Navarro County, Texas and being the same tract described by deed recorded in Volume 1388, Page 88 of said Records, also being known as Lot 26A, Block 612 by the Navarro Central Appraisal District. Said tract or parcel of land being more fully described by metes and bounds as follows:

BEGINNING on a found 3/4" iron pipe for the Southwest corner of the above mentioned Lot 26 and this tract located on the North line of W. 8th Avenue, said point being the Southeast corner of Lot 27 recorded in Volume 1165, Page 248;

THENCE with the West line of Lot 26 N 28°40'21" W 143.98 feet to a found 3/4" iron pipe for the Northwest corner of this tract;

THENCE N 49°46'58" E 72.42 feet to a found 3/4" iron pipe for the Northeast corner of this tract and the Northwest corner of Lot 26B recorded in Volume 1751, Page 719;

THENCE with the West line of Lot 26B S 28°15'00" E 150.96 feet to a found 3/4" iron pipe for the Southeast corner of this tract located on said North line of W. 8th Avenue;

THENCE with said North line S 55°10'58" W 70.24 feet to the PLACE OF BEGINNING containing 0.24 acre of land.

County: Navarro

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

Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.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*