

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

#58

NOTICE OF TRUSTEE'S SALE

2024 JUL -9 PM 1:56

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

1. Date, Time and Place of Sale.

Date: -August 6th 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: Hill County, Texas at the following location: AT THE EAST STEPS OF THE COURTHOUSE LOCATED , in Hill County, Texas OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners pursuant to Section 51.002 of the Texas Property Codes where foreclosure sales are to take place.

2. Terms of Sale: Cash

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 14, 2022 and recorded in Volume 2178 and Page 297 real property records of HILL County, Texas, with Joel Lazo, ("Borrower") conveyed to Jorge Nava, Member Nava Legacy 49 LLC Trustee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Joel Lazo securing the payment of the indebtednesses in the original principal amount of \$55,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Jorge Nava is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described as follows:

BEING All Those Certain Lots tracks or parcels of land being lots 432 and 433 of the Lake Whitney Estates Unit II in Whitney, Hill County Texas according to the plat thereof recorded in Volume 2178 and page 297 of the Deed Records of Hill County of Texas.

Also known as: **180 Bluegrass Whitney Tx 76692.**

6. Default has occurred under the terms of the Note and the Deed of Trust, and the indebtedness evidenced therein is now wholly due, and Jorge Nava, the current owner and holder of the Note and the deed of Trust lien and all other liens securing the Note, has requested the undersigned to sell the Property to satisfy the Note.

Jorge Nava - Member Nava Legacy 49 LLC.

Jorge Nava
Nava Legacy 49 LLC
Trustee
PO BOX 225