

2022-049

NOTICE OF TRUSTEE'S SALE

WHEREAS, (buyers) Ramon Gonzalez-Yanez, executed that certain Deed of Trust (with Security Agreement and Assignment of Rents), dated January 14, 2010, conveying to Obe Veldman, as Trustee, certain real property described therein to secure the payment of a debt described in said Deed of Trust, said Deed of Trust being recorded in Document Number 2440, of the Real Property Records of Navarro County, Texas; and located in the Meadowland Subdivision, Lot 11.

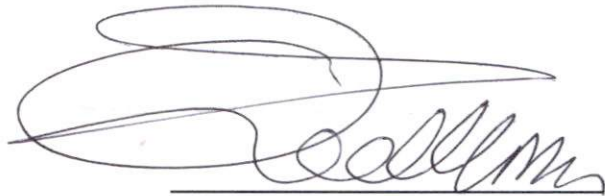
WHEREAS, Mashonaland Holdings, Ltd., is the legal and equitable owner and holder of the indebtedness secured by said Deed of Trust; and

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 to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the **4th** day of **October, 2022**, between *10:00 o'clock A.M. and 1:00 o'clock P.M.*, I will sell the Land secured by the Deed of Trust at the door of the County Courthouse designated by the Navarro County Commissioner's Court as the location for such sales in Navarro County, Texas, to the highest bidder for cash. The earliest time the sale will begin is *10:00 A.M.* Pursuant to applicable law; the sale will begin at such time or within three hours thereafter.

The Land is located in the County of Navarro, State of Texas, as more particularly described on **Exhibit A** attached hereto and incorporated herein. At the same time all personal property and fixtures to the extent they are covered by said Deed of Trust and applicable to the Land shall be sold.

WITNESS MY HAND this 24th day of August, 2022.



Obe Veldman, Trustee

Obe Veldman
310 N. 12th Street
Corsicana, TX. 75151-2295
903-875-0050

2022-49
FILED FOR RECORD

AT 3:30 O'CLOCK PM

AUG 24 2022

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

EXHIBIT A

COPY

FIELD NOTES

MEADOWLAND
TRACT 11
10.01 ACRES

JOS. LINSOMB SURVEY
ABSTRACT 487

NAVARRO COUNTY

All that certain lot, tract, or parcel of land situated in the Jos. Linscomb Survey Abstract 487, Navarro County, Texas, and being part of a called 226.90 acre tract of land described by deed recorded under Instrument No. 2008-101000001, Deed Records of Navarro County, Texas. Said tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of this tract N61° 32' 40" E 1148.89 feet from the northwest corner of the above mentioned 226.90 acre tract located in F.M. Highway No. 1126; Witness: S29° 11' 30" E 57.1 feet, a set 1/2" iron rod.

THENCE with said highway N61° 32' 40" E 287.21 feet to the northeast corner of this tract; Witness: S29° 11' 30" E 56.6 feet, a set 1/2" iron rod.

THENCE S29° 11' 30" E 1510.95 feet to a set 1/2" iron rod for the southeast corner of this tract;

THENCE S58° 30' 40" W 287.40 feet to a set 1/2" iron rod for the southwest corner of this tract;

THENCE N29° 11' 30" W 1525.80 feet to the place of beginning and containing 10.01 acres of land of which approximately 0.35 acres lie within said public road.

SURVEYOR'S CERTIFICATION

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above field notes and plat of even date represent the results of an on the ground survey made under my direction and supervision and the dimensions shown are true and correct to the best of my knowledge and belief.

WITNESS MY HAND AND SEAL, this 12th day of March, 2008.

Mark Ferrell
Registered Professional Land Surveyor
Number 4373



Filed for Record in:
Navarro County

On: Apr 15, 2010 at 10:56A

As a
Recorder

Document Number: 00002439

Amount: 52.00

Receipt Number - 34038

By:
Sharon Johnson

STATE OF TEXAS

COUNTY OF NAVARRO

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded and stamped hereon by me.

Apr 15, 2010

Sherry Bowd, COUNTY CLERK
Navarro County