

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.

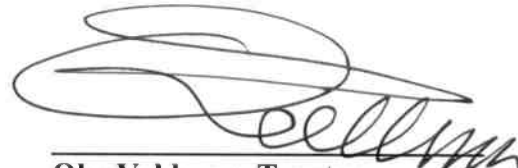
WHEREAS, Mashonaland Holdings, Ltd., is the legal and equitable owner and holder of the indebtedness secured by said Deed of Trust; and

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 7th day of March, 2023, 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 8th day of **February, 2023**.


Obe Veldman, Trustee

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

2023-0041
FILED FOR RECORD
AT 345 O'CLOCK P M.
FEB 08 2023

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

AFFIDAVIT

STATE OF TEXAS §
 §
COUNTY OF NAVARRO §

Obe Veldman, being first duly sworn, deposes and says:

That I am above the age of 21 years, have personal knowledge of the statements and matters and events set out herein and are competent to testify to the same and know that the same are true and correct:

On the 8th day of **February, 2023**, at approximately **4:00** P.M., I personally placed a signed copy of the attached Notice of Trustee’s Sale and letter, which is identical to that attached hereto and made a part hereof for all purposes, in an envelope addressed as follows:

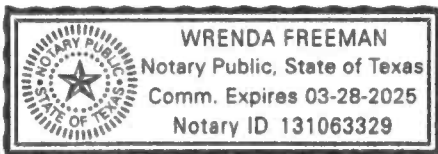
Ramon Gonzalez-Yanez
2323 Lapsley St.
Dallas, TX 75212-5636



Obe Veldman, Trustee

I then sealed said envelope with Notice of Trustee’s Sale and letter referred to above enclosed therein, and at the same time and hour, I placed U.S. postage thereon and supervised the affixing thereof of certified mail receipt number 9489009000276313220650. I know of my own personal knowledge that such envelope was properly stamped and prepared for certified mail. I then, at the same time and hour, delivered such sealed envelope to with instructions to deliver same on the same day to an employee of the United States postal service.

SUBSCRIBED AND SWORN TO BEFORE ME on the 8th day of February, 2023, to certify which witness my hand and seal of office.




Notary Public, State of Texas

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 metas 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;

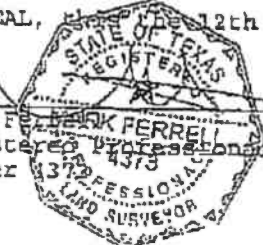
THENCE N29°11'30"W 1525.80 feet to the place of beginning and containing 10.01 acres of land of which approximately 0.35 acres lie within said public road.

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



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 2008

Sherry Towne, COUNTY CLERK
Navarro County

Filed for Record in:
Navarro County
On: Apr 15 2008 at 10:58 AM
As a
Recorded
Document Number: 00002438
Amount: \$2.00
Receipt Number - 34038
By: Sharon Johnson