

NOTICE OF TRUSTEE'S SALE

WHEREAS, (buyers) **Nelson Edgardo Perez**, executed that certain Deed of Trust (with Security Agreement and Assignment of Rents), dated **August 23, 2022**, 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 **2022-009208**, of the Real Property Records of Navarro County, Texas; and located in the **Wolf Ranch 3** Subdivision, Lot **82**.

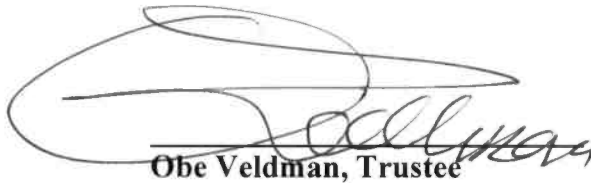
WHEREAS, Mashonaland Holdings, Ltd., is the legal and equitable owner and holder of the indebtedness secured by said Deed of Trust; and

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 **April, 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 **6th** day of **March, 2023**.


Obe Veldman, Trustee

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

2023-015
FILED FOR RECORD
AT 3:39 O'CLOCK P.M.
MAR 06 2023

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

AFFIDAVIT

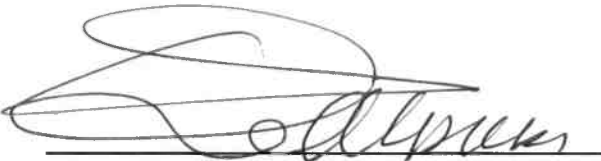
STATE OF TEXAS §
§
COUNTY OF NAVARRO §

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:

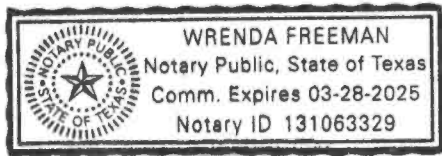
On the 6th day of **March, 2023**, at approximately **4:00** P.M., I personally placed a signed copy of the attached Notice of Trustee’s Sale and letter, which is identical to that attached hereto and made a part hereof for all purposes, in an envelope addressed as follows:

Nelson Edgardo Perez
2811 Harvest Lake Dr.
Irving, TX 75060


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 **9489009000276313220728**. 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 6th day of March, 2023, to certify which witness my hand and seal of office.




Notary Public, State of Texas