

**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 2022-009206, of the Real Property Records of Navarro County, Texas; and located in the Wolf Ranch 3 Subdivision, Lot 81.

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

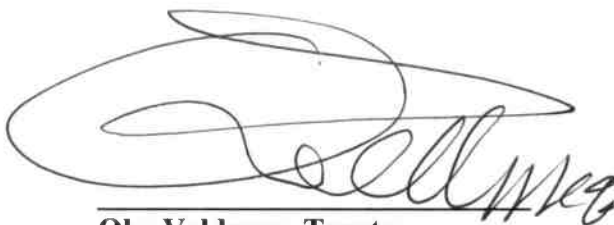
**WHEREAS**, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

**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 6<sup>th</sup> day of **March, 2023**.

**Obe Veldman**  
310 N. 12<sup>th</sup> Street  
Corsicana, TX. 75151-2295  
(903) 875-0050



**Obe Veldman, Trustee**

2023-016  
FILED FOR RECORD  
AT 3:15 O'CLOCK P M.

MAR 06 2023

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

**AFFIDAVIT**

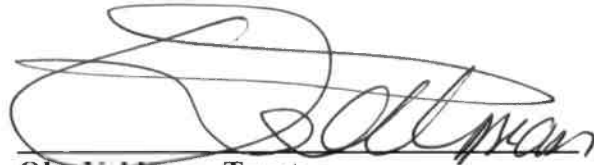
**STATE OF TEXAS**       §  
  §  
**COUNTY OF NAVARRO** §

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:

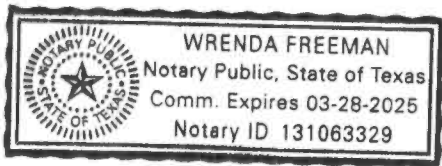
On the 6<sup>th</sup> day of **March, 2023**, at approximately **4:00** P.M., I personally placed a signed copy of the attached Notice of Trustee’s Sale and letter, which is identical to that attached hereto and made a part hereof for all purposes, in an envelope addressed as follows:

**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 9489009000276313220711. 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 6<sup>th</sup> day of March, 2023, to certify which witness my hand and seal of office.



  
**Wrenda Freeman  
Notary Public, State of Texas**