

NOTICE OF TRUSTEE'S SALE

Date: April 23, 2024
Trustee: Lowell Olsen Dunn

2024-038
FILED FOR RECORD
AT 2 O'CLOCK P.M.

APR 23 2024

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

Contract For Deed

Date: February 10, 2023
Seller: Southfork Capital, LLC
Buyer: Ernesto Rico Arzola and Bryan Jesus Rico
Recording Information: No. 2023-001323, Official Records, Navarro County, Texas.
Property:

TRACTS 10 & 11, BEING 12.017 ACRES AND 12.018 ACRES, RESPECTIVELY, EDWARD PATERSON SURVEY, A.-639, NAVARRO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL NECESSARY PURPOSES.

County: Navarro

Date of Sale (first Tuesday of month): June 4, 2024

Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m.

Place of Sale: The front steps of the Navarro County Courthouse, 300 West Third Avenue, Corsicana, Navarro County, Texas.

Default has occurred in the Contract For Deed. Buyer has failed to cure the default after notice, and the period to cure has expired. Seller, the owner and holder of the Contract For Deed, has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by Section 51.002 of the Texas Property Code.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction to the highest bidder for cash at the Place of Sale to satisfy the unpaid balance of the Contract For Deed. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Lowell Olsen Dunn, Trustee

EXHIBIT "A"

TRACT TEN - FIELD NOTES FOR A 12.017 ACRE TRACT EDWARD PATERSON SURVEY, ABSTRACT No. 639, NAVARRO COUNTY, TEXAS

Being a 12.017 acre tract or parcel of land situated in the Edward Paterson Survey, Abstract No. 639, Navarro County, Texas, and being part of that certain called 145.07 acre tract of land, described as Tract One, and part of that certain called 7.61 acre tract of land, described as Tract Two, both conveyed to Southfork Capital, LLC, recorded in Document No. 2022-13173, Official Public Records of Navarro County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 2" iron pipe found at an interior ell corner of said 145.07 acre tract, at the Northwest corner of that certain called 6 acre tract of land, described as Third Tract, conveyed to Dolores A. Dazey, recorded in Document No. 2012-3875, Reference deed recorded in Volume 872, Page 14, Deed Records of Navarro County, Texas, at an angle corner in the South line of a 18.874 acre tract, Tract Nine, surveyed this same day, and at the Northeast corner of this 12.017 acre tract (Tract Ten);

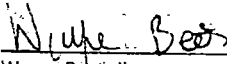
THENCE South 30 Degrees 20 Minutes 48 Seconds East, with an East line of said 145.07 acre tract and with the West line of said 6 acre tract, a distance of 310.08 feet to a 1/2" iron rod set (ROCKIN B), at the Southeast corner of this 12.017 acre tract (Tract Ten) and the Northeast corner of a 12.018 acre tract, Tract Eleven, surveyed this same day;

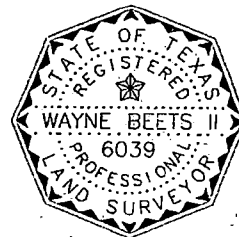
THENCE South 59 Degrees 55 Minutes 10 Seconds West, over and across said 145.07 acre tract and with the North line of said 12.018 acre tract (Tract Eleven), passing a West line of said 145.07 acre tract and the East line of said 7.61 acre tract, continuing on with said common line, passing a 1/2" iron rod set (ROCKIN B) in the margin of County Road No. NW4080, at a distance of 1,736.77 feet, continuing on with said common line, a total distance of 1,758.48 feet to a point for corner in County Road No. NW4080, in the West line of said 7.61 acre tract, at the Southwest corner of this 12.017 acre tract (Tract Ten), and at the Northwest corner of said 12.018 acre tract (Tract Eleven);

THENCE North 05 Degrees 55 Minutes 33 Seconds West, along County Road No. NW4080 and with the West line of said 7.61 acre tract, a distance of 339.83 feet to a point for corner in County Road No. NW4080, at the Northwest corner of this 12.017 acre tract (Tract Ten) and the Southwest corner of said 18.874 acre tract (Tract Nine);

THENCE North 59 Degrees 55 Minutes 10 Seconds East, over and across said 7.61 acre tract and with the South line of said 18.874 acre tract (Tract Nine), passing a 1/2" iron rod set (ROCKIN B) on the occupied margin of County Road No. NW4080, at a distance of 24.31 feet, continuing on with said common line, passing the East line of said 7.61 acre tract and a West line of said 145.07 acre tract, continuing on with said common line, a total distance of 1,617.98 feet to the POINT OF BEGINNING and CONTAINING 12.017 acres of land.

I, Wayne Beets, RPLS No. 6039, do hereby certify that this legal description was prepared from an actual on the ground survey done under my supervision. Use of this legal description by any other person/parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.
GIVEN UNDER MY HAND AND SEAL, this the 15th day of January, 2023.


Wayne Beets II
Registered Professional Land Surveyor
State of Texas No. 6039



TRACT ELEVEN - FIELD NOTES FOR A 12.018 ACRE TRACT
EDWARD PATERSON SURVEY, ABSTRACT No. 639, NAVARRO COUNTY, TEXAS

Being a 12.018 acre tract or parcel of land situated in the Edward Paterson Survey, Abstract No. 639, Navarro County, Texas, and being part of that certain called 145.07 acre tract of land, described as Tract One, and part of that certain called 7.61 acre tract of land, described as Tract Two, both conveyed to Southfork Capital, LLC, recorded in Document No. 2022-13173, Official Public Records of Navarro County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 2" iron pipe found at a Southeast corner of said 145.07 acre tract, at the Southwest corner of that certain called 6 acre tract of land, described as Third Tract, conveyed to Dolores A. Dazey, recorded in Document No. 2012-3875, Reference deed recorded in Volume 872, Page 14, Deed Records of Navarro County, Texas, and at the Southeast corner of this 12.018 acre tract (Tract Eleven);

THENCE South 59 Degrees 37 Minutes 14 Seconds West, with a South line of said 145.07 acre tract, passing at a distance of 1,430.61 feet a 2" iron pipe found for the most Southerly Southwest corner of said 145.07 acre tract and the Southeast corner of said 7.61 acre tract, continuing on with the South line of said 7.61 acre tract, passing a 1/2" iron rod found (ROCKIN B), in the occupied margin of County Road No. NW4080, at a distance of 2,014.62 feet, continuing on with said line, a total distance of 2,057.01 feet to a point in the centerline of County Road No. NW4080 and at the Southwest corner of said 7.61 acre tract;

THENCE with the West lines of said 7.61 acre tract and along the centerline of County Road No. NW4080, as follows:

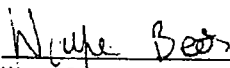
North 22 Degrees 44 Minutes 07 Seconds East, a distance of 286.39 feet to a point for corner,
North 09 Degrees 45 Minutes 33 Seconds East, a distance of 49.96 feet to a point for corner.
North 00 Degrees 32 Minutes 08 Seconds East, a distance of 36.81 feet to a point for corner, and
North 05 Degrees 55 Minutes 33 Seconds West, a distance of 44.75 feet to a point for the Northwest corner of this 12.018 acre tract (Tract Eleven) and the Southwest corner of a 12.017 acre tract, Tract Ten, surveyed this same day;

THENCE North 59 Degrees 55 Minutes 10 Seconds East, over and across said 7.61 acre tract and with the South line of said 12.017 acre tract, passing a 1/2" iron rod set (ROCKIN B) in the occupied margin of County Road No. NW4080, at a distance of 21.71 feet, continuing on with said common line, passing the East line of said 7.61 acre tract and the West line of said 145.07 acre tract, continuing on with said common line, a total distance of 1,758.48 feet to a 1/2" iron rod set (ROCKIN B), at the Northeast corner of this 12.018 acre tract (Tract Eleven), the Southeast corner of said 12.017 acre tract (Tract Ten), on an East line of said 145.07 acre tract, and on the West line of said 6 acre tract;

THENCE South 30 Degrees 20 Minutes 48 Seconds East, with an East line of said 145.07 acre tract and with the West line of said 6 acre tract, a distance of 273.24 feet to the POINT OF BEGINNING and CONTAINING 12.018 acres of land.

I, Wayne Beets, RPLS No. 6039, do hereby certify that this legal description was prepared from an actual on the ground survey done under my supervision. Use of this legal description by any other person/parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

GIVEN UNDER MY HAND AND SEAL, this the 15th day of January, 2023.


Wayne Beets II
Registered Professional Land Surveyor
State of Texas No. 6039

