

NOTICE OF TRUSTEE'S SALE

204-039
FILED FOR RECORD
AT 2:10 O'CLOCK P.M.
APR 23 2024
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY _____ DEPUTY

Date: April 23, 2024
Trustee: Lowell Olsen Dunn

Contract For Deed

Date: April 10, 2023
Seller: Southfork Capital, LLC
Buyer: Gamaliel Martinez Arceo and Yuridia Lazaro Terrones
Recording Information: No. 2023-003177, Official Records, Navarro County, Texas.

Property:

TRACT 25, BEING 14.55 ACRES, JULIUS LECOMT SURVEY, A.-485, AND SARAH A. COOK SURVEY, A.-157, 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 25

PEEDE & ASSOCIATES LAND SURVEYORS, LTD

125 N. COVINGTON STREET, P.O. BOX 533

HILLSBORO, TEXAS 76645

PHONE: (254) 582-3231

Company Registration No. 10006800

LEGAL DESCRIPTION

All that certain tract or parcel of land lying and situated in the Julius Lecomt Survey, Abstract No. 485 and Sarah A. Cook Survey, Abstract No. 157, Navarro County, Texas, and the Sarah A. Cook Survey, Abstract No. 125, Hill County, Texas, being a portion of that certain tract of land described as Tract Two and called 289.13 acres in the Warranty Deed with Vendor's Lien from to James Clayton Bell, Judy Bell Rainey, Jean Bell Carrell, John Frank Bell and Mary Jane Bell Moreau to Southfork Capital, LLC, dated January 5, 2023, recorded in Volume 2237, Page 425 of the Official Public Records of Hill County, Texas also recorded in Document No. 2023-000220 of the Real Property Records of Navarro County, Texas, being known as Tract 25, The Ranches on Pin Oak Creek, according to the partition plat recorded in Slide 28B of the Plat Cabinet Records of Hill County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" steel rebar found lying at the intersection of SW County Road 4040 with SW County Road 4050 and lying on the northerly line of that certain tract of land described as Second Tract called 132.8 acres in the General Warranty Deed from Mary C. Cole to Martha C. Bell, undivided one-half interest, dated December 1, 2000, recorded in Book 1506, Page 446 of the Official Public Records of Navarro County, Texas, said tract previously described in the Warranty Deed from Edith Wilkes (Mrs. J.C.) Clayton to Martha Bell and Mary Cole, dated August 29, 1998, recorded in Volume 1416, Page 761 of the Official Public Records of Navarro County, Texas, being the southerly line of that certain tract of land described as Tract One called 20 acres in the Warranty Deed from John Page Wilson and wife, Jane K. Wilson to Maudean Payne and Larry Don Payne, executed June 27, 1985, recorded in Volume 1054, Page 775 of the Official Public Records of Navarro County, Texas, being the northwest corner of that certain tract of land described as 59.000 acres in the Correction Special Warranty Deed from Mary C. Cole to John T. Cole and William T. Cole, dated July 19, 2021, recorded in Instrument No. 2021-009429 of the Official Public Records of Navarro County, Texas for the approximate southerly line of said Cook Survey and the approximate northerly line of said Lecomt Survey;

THENCE South 17 degrees 45 minutes 24 seconds East 8136.60 feet to an unmarked point lying in SW County Road 4070 on the southerly line of said 289.13 acre tract and the approximate southerly line of said Lecomt Survey for the approximate northerly line of the John W. Killough Survey, Abstract No. 472, and the northerly line of that certain tract of land described as Tract 1 and called 48-1/4 acres in the Special Warranty Deed from the Estate of Carrie Lee Killough to Donald Edwin Killough, dated July 14, 2015, recorded in Instrument No. 00004995 of the Official Public Records of Navarro County, Texas, for the southeast corner and the POINT OF BEGINNING of the herein described tract;

THENCE South 59 degrees 58 minutes 43 seconds West along the common line between said 289.13 acre tract and said 48-1/4 acre tract and generally along said County Road for the approximate common line between said Lecomt and Killough Surveys, 280.00 feet to a 1/2" steel rebar found capped "Peede Assoc", being the southwest corner of said 289.13 acre tract and the approximate southwest corner of said Lecomt Survey for an approximate ell corner of the John B. Steger Survey, Abstract No. 762, being the northwest corner of said 48-1/4 acre tract, being the northeast corner of that certain tract of land described as 74.460 acres in the Warranty Deed with Vendor's Lien from Carol Jones to Michael A. Lewis and wife, Christine M. Lewis, dated February 2, 2000,

recorded in Volume 1054, Page 92 of the Official Public Records of Hill County, Texas, being the southeast corner of that certain tract of land described as 28.51 acres in the Warranty Deed with Vendor's Lien from Michael A. Lewis and wife, Christine M. Lewis to Mathis Riley and Temeshia Riley, dated May 29, 2019, recorded in Volume 2004, Page 714 of the Official Public Records of Hill County, Texas, for the southwest corner of the herein described tract;

THENCE North 31 degrees 17 minutes 28 seconds West along the common line between said 289.13 acre tract and said 28.51 acre tract for the approximate common line between said Lecomt and Steger Surveys and generally between the remains of an old fence line and a newer fence line, 1133.36 feet to a 1/2" steel sucker rod found, being an interior ell corner of said 289.13 acre tract and the approximate southeast corner of said Cook Survey, for an ell corner of said 28.51 acre tract and said Steger Survey;

THENCE South 61 degrees 19 minutes 52 seconds West along the common line between said 289.13 acre tract and said 28.51 acre tract for the approximate common line between said Cook and Steger Surveys, 259.85 feet to a 6" clay pipe found in concrete, being an ell corner of said 289.13 acre tract and the approximate southwest corner of said Cook Survey, being an ell corner of said 28.51 acre tract and an approximate ell corner of said Steger Survey;

THENCE North 31 degrees 22 minutes 52 seconds West along the common line between said 289.13 acre tract and said 28.51 acre tract for the approximate common line between said Cook and Steger Surveys, 212.78 feet to a 4-1/2" steel fence corner post found, being a northeast corner of said 28.51 acre tract, being the southeast corner of that certain tract of land described as 20.000 acres in the General Warranty Deed from C. Julian, Inc. to Ray Townsend and wife, Frances Townsend, dated January 27, 2003, recorded in Volume 1208, Page 215 of the Official Public Records of Hill County, Texas;

THENCE North 31 degrees 02 minutes 11 seconds West along the common line between said 289.13 acre tract and said 20.000 acre tract for the approximate common line between said Cook and Steger Surveys, 359.43 feet to a 1/2" steel rebar set capped "Peede Assoc" for the northwest corner of the herein described tract, said corner bears South 31 degrees 02 minutes 11 seconds East 77.99 feet from a 1/2" steel rebar found, being the northeast corner of said 20.000 acre tract, being the southeast corner of that certain tract of land described as 20.000 acres in the General Warranty Deed from Claude Julian to Ray Townsend and wife, Frances Townsend, dated May 3, 2002, recorded in Volume 1163, Page 329 of the Official Public Records of Hill County, Texas;

THENCE North 59 degrees 58 minutes 43 seconds East over and across said 289.13 acre tract, 544.64 feet to a 1/2" steel rebar set capped "Peede Assoc" for the northeast corner of the herein described tract;

THENCE South 31 degrees 04 minutes 54 seconds East over and across said 289.13 acre tract, at 1706.10 feet passing a 1/2" steel rebar capped "Peede Assoc" set for reference, continuing in all 1711.60 feet to the point of beginning and containing 14.55 acres of land, as surveyed on the ground on December 20, 2022, as Job Number 112122 by Peede & Associates Land Surveyors, Ltd.

Donny Peede

Donny Peede, RPLS No. 5137
Job No. 112122 CDH

