

NOTICE OF TRUSTEE'S SALE

2024-049
FILED FOR RECORD
AT 2:45 O'CLOCK P.M.
MAY 23 2024

Date: May 22, 2024

Trustee: Lowell Olsen Dunn

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

Contract For Deed

Date: February 27, 2023

Seller: Southfork Capital, LLC

Buyer: Jose Angel Rodriguez, Jr. and Juan Carlos Rodriguez Vela

Recording Information: No. 2023-001754, Official Records, Navarro County, Texas.

Property:

TRACT 7, BEING 18.179 ACRES, 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): July 2, 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