

NOTICE OF TRUSTEE'S SALE

WHEREAS, (buyers) **Eduardo Perez**, executed that certain Deed of Trust (with Security Agreement and Assignment of Rents), dated **April 24, 2023**, 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 **2023-003545** of the Real Property Records of Navarro County, Texas; and located in the **Wolf Ranch 3** Subdivision, Lot **56**.

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 **3rd** day of **September, 2024**, 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 5th day of **August, 2024**.



Obe Veldman, Trustee

Obe Veldman
310 N. 12th Street
Corsicana, TX 75110
(903) 875-0050

2024-071
FILED FOR RECORD
AT 3:40 O'CLOCK P M.
AUG 05 2024

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

