

2024 - 124  
FILED FOR RECORD  
AT 1:10 O'CLOCK P.M.

DEC 17 2024

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY *Rich Young* DEPUTY

# NOTICE OF TRUSTEE'S SALE

**Date:** December 17, 2024

**Trustee:** Lowell Olsen Dunn

## Contract For Deed

**Date:** March 31, 2023

**Seller:** Southfork Capital, LLC

**Buyer:** Cristhian Razo Cabral

**Recording Information:** Instrument No. 2023-002958, Official Records, Navarro County, Texas.

## Property:

TRACT 9, BEING 12.70 ACRES SITUATED IN THE JULIUS LECOMT SURVEY, ABSTRACT NO. 485, NAVARRO COUNTY TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL NECESSARY PURPOSES.

**County:** Navarro

**Date of Sale (first Tuesday of month):** January 7, 2025

**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

## PEEDE &amp; 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, Navarro 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 9, 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 the Sarah A. Cook Survey, Abstract No. 157 and the approximate northerly line of said Lecomt Survey;

THENCE South 30 degrees 51 minutes 52 seconds East 3144.20 feet to an unmarked point lying in said County Road on the easterly line of said 289.13 acre tract, being the westerly line of that certain tract of land described as 203.58 acres in the General Warranty Deed from John Daniel O'Brien and wife, Sonia O'Brien to Carl S. White, dated April 29, 2016, recorded in Instrument No. 00002931 of the Official Public Records of Navarro County, Texas, for the northeast corner and the POINT OF BEGINNING of the herein described tract;

THENCE South 31 degrees 25 minutes 46 seconds East along the common line between said 289.13 acre tract and said 203.58 acre tract and generally along said County Road, 279.41 feet to an unmarked point for the southeast corner of the herein described tract;

THENCE South 58 degrees 51 minutes 17 seconds West over and across said 289.13 acre tract, at 18.0 feet passing a 1/2" steel rebar capped "Peede Assoc" set for reference, continuing in all 1980.55 feet to a

1/2" steel rebar set capped "Peede Assoc" lying in the westerly line of said 289.13 acre tract, being the easterly line of that certain tract of land described as 285.562 acres in the Warranty Deed with Vendor's Lien from the Estate of Donna Lou Rush to Mark Florez and Mark Dean and wife, La Dohn Dean, dated December 18, 2012, recorded in Volume 1737, Page 465 of the Official Public Records of Hill County, Texas, for the approximate common line between said Lecomt and Cook Surveys and for the southwest corner of the herein-described tract;

THENCE North 31 degrees 11 minutes 18 seconds West along the common line between said 289.13 acre tract and said 285.562 acre tract for the approximate common line between said Lecomt and Cook Surveys, 279.41 feet to a 1/2" steel rebar set capped "Peede Assoc" for the northwest corner of the herein described tract;

THENCE North 58 degrees 51 minutes 17 seconds East over and across said 289.13 acre tract, at 1961.07 feet passing a 1/2" steel rebar capped "Peede Assoc" set for reference, continuing in all 1979.37 feet to the point of beginning and containing 12.70 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

