

2025-005

**NOTICE OF TRUSTEE'S SALE**

**Date:** January 30, 2025  
**Trustee:** Lowell Olsen Dunn

**FILED FOR RECORD**  
AT 7:09 O'CLOCK P M.  
JAN 30 2025

**Contract For Deed**

**Date:** February 3, 2023  
**Seller:** Southfork Capital, LLC  
**Buyer:** Rene Ramirez Gavina

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

**Recording Information:** Instrument No. 2023-001093, Official Records, Navarro County, Texas.

**Property:**

TRACT 1, BEING 12.220 ACRES SITUATED IN THE EDWARD PATERSON SURVEY, ABSTRACT NO. 639, 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):** March 4, 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**

**TRACT ONE - FIELD NOTES FOR A 12.220 ACRE TRACT**  
**EDWARD PATERSON SURVEY, ABSTRACT No. 639, NAVARRO COUNTY, TEXAS**

Being a 12.220 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, 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 1/2" iron rod found (ROCKIN B) on the North side of County Road No. NW4080, at the projected intersection of the centerline of County Road No. NW4080; at the most Northerly Northeast corner of said 145.07 acre tract, at the southeast corner of that certain called 153.319 acre tract, described as First Tract, conveyed to E.J. Bowden et ux, recorded in Volume 1244, Page 636, Deed Records of Navarro County, Texas, and on the West line of that certain called 35.04 acre tract of land conveyed to Gary Whitman et ux, recorded in Volume 1773, Page 22, Deed Records of Navarro County, Texas;

**THENCE** South 32 Degrees 28 Minutes 54 Seconds East, with the East line of said 145.07 acre tract, with the West line of said 35.04 acre tract, and partially along or near the centerline of County Road No. 4080, a distance of 285.02 feet to a 1/2" iron rod set for the Southeast corner of this 12.220 acre tract (Tract One) and the Northeast corner of a 12.200 acre tract, Tract Two, surveyed this same day;

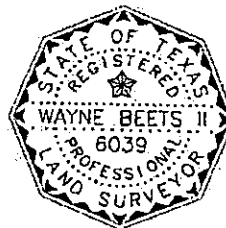
**THENCE** South 59 Degrees 01 Minutes 43 Seconds West, over and across said 145.07 acre tract and with the North line of said 12.200 acre tract (Tract Two), passing a 1/2" iron rod set (ROCKIN B) in the occupied margin of County Road No. NW4080, at a distance of 17.89 feet, continuing on with said common line, passing a 1/2" iron rod set (ROCKIN B) in the occupied margin of County Road No. NW4080, at a distance of 1,862.50 feet, continuing on with said common line, a total distance of 1,875.14 feet to a 1/2" iron rod set (ROCKIN B) in County Road No. NW4080, in the West line of said 145.07 acre tract; at the Southeast corner of this 12.220 acre tract (Tract One), and the Northeast corner of said 12.200 acre tract (Tract Two);

**THENCE** North 29 Degrees 42 Minutes 07 Seconds West, along or near the centerline of County Road No. NW4080 and with the West line of said 145.07 acre tract, a distance of 284.99 feet to a 1/2" iron rod found (ROCKIN B) for the Northwest corner of said 145.07 acre tract and the Northeast corner of that certain called 12.33 acre tract of land conveyed to Edward Melton, recorded in Volume 506, Page 363, from which a 1" iron pipe found bears, South 72 Degrees 58 Minutes 17 Seconds East, a distance of 58.33 feet;

**THENCE** North 59 Degrees 01 Minutes 43 Seconds East, along or near the centerline of County Road No. NW4080 and with the North line of said 145.07 acre tract, a distance of 1,861.31 feet to the POINT OF BEGINNING and CONTAINING 12.220 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  
Wayne Beets II  
Registered Professional Land Surveyor  
State of Texas No. 6039



**EXHIBIT "A"**