

2025-035
FILED FOR RECORD
AT 3:25 O'CLOCK P.M.

APR 02 2025

NOTICE OF TRUSTEE'S SALE

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
DEPUTY

WHEREAS, (buyers) Jose Chavez-Lino, executed that certain Deed of Trust (with Security Agreement and Assignment of Rents), dated January 30, 2008, conveying to Roy 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 2202 of the Real Property Records of Navarro County, Texas; and located in the Harich Subdivision, Lot 8.

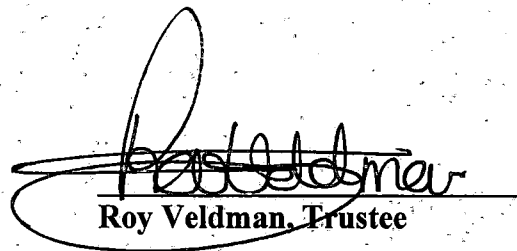
WHEREAS, Savala, LLC, is the legal and equitable owner and holder of the indebtedness secured by said Deed of Trust; and

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 6th day of May, 2025, 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 2nd day of April, 2025.


Roy Veldman, Trustee

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

FIELD NOTES

ZAKANAKA LP
10.01 ACRES
TRACT 8

EXHIBIT A

JAS. ALSTON SURVEY
ABSTRACT 34

NAVARRO COUNTY

All that certain lot, tract, or parcel of land situated in the Jas. Alston Survey Abstract 34, Navarro County, Texas, being part of a called 297.91 acre tract of land described by deed recorded in Volume 1831, Page 621 of the Deed Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows:

BEGINNING at the northwest corner of this tract S29°58'11"E 1101.38 feet from the most westerly northwest corner of the above mentioned 297.91 acre tract located in the centerline of County Road No. NW0060, said point being on the west line of said Alston Survey and the east line of the H.T. & B.R.R. Survey A-416; Witness: N58°07'57"E 22.1 feet, a set 1/2" iron rod.

THENCE N58°07'57"E 1200.37 feet to a set 1/2" iron rod for the northeast corner of this tract;

THENCE S31°52'03"E 361.39 feet to a set 1/2" iron rod for the southeast corner of this tract;

THENCE S58°07'57"W 1212.34 feet to the southwest corner of this tract located in said centerline of County Road No. NW0060 and on said common survey line; Witness: N58°07'57"E 21.4 feet, a set 1/2" iron rod.

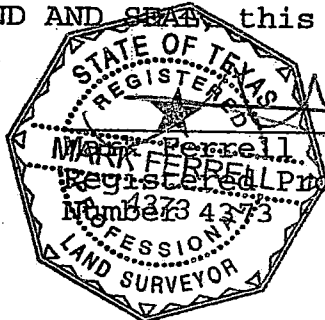
THENCE with said centerline and common survey line N29°58'11"W 361.59 feet to the place of beginning and containing 10.01 acres of land.

SURVEYOR'S CERTIFICATION

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above field notes and plat of even date represent the results of an on the ground survey made under my direction and supervision and the dimensions shown are true and correct to the best of my knowledge and belief.

WITNESS MY HAND AND SEAL, this the 30th day of March, 2007.

Revised 10/23/07



Mark Ferrell, Registered Professional Land Surveyor