


NOTICE OF TRUSTEE'S SALE

**Date:** May 30, 2025

**Trustee:** Lowell Olsen Dunn

2025-061  
FILED FOR RECORD  
AT 12:09 O'CLOCK P.M.

MAY 30 2025

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY  DEPUTY

**Contract For Deed**

**Date:** October 6, 2023

**Seller:** Southfork Capital, LLC

**Buyer:** Hermenegildo Segura Huerta

**Recording Information:** Instrument No. 2023-009923, Official Records, Navarro County, Texas.

**Property:**

TRACT 4, BEING 12.219 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):** July 1, 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 FOUR - FIELD NOTES FOR A 12.219 ACRE TRACT  
EDWARD PATERSON SURVEY, ABSTRACT No. 639, NAVARRO COUNTY, TEXAS**

Being a 12.219 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 set (ROCKIN B) in County Road No. NW4080, in the West line of said 145.07 acre tract, at the Northwest corner of this 12.219 acre tract (Tract Four); and at the Southwest corner of a 12.220 acre tract, Tract Three, surveyed this same day, from which a 1/2" iron rod found (ROCKIN E) 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, bears, North 29 Degrees 42 Minutes 07 Seconds West, a distance of 848.31 feet;

**THENCE** North 59 Degrees 01 Minutes 43 Seconds East, over and across said 145.07 acre tract and with the South line of said 12.220 acre tract (Tract Three), passing a 1/2" iron rod set (ROCKIN B) in the occupied margin of County Road No. NW4080, at a distance of 15.81 feet, continuing on with said common line, a total distance of 1,902.47 feet to a 1/2" iron rod set (ROCKIN B) in the East line of said 145.07 acre tract, at the Northeast corner of this 12.219 acre tract (Tract Four), and at the Southeast corner of said 12.220 acre tract (Tract Three);

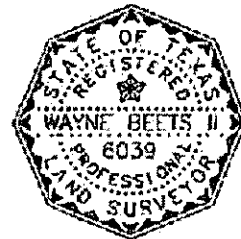
**THENCE** South 32 Degrees 28 Minutes 54 Seconds East, with the East line of said 145.07 acre tract, a distance of 278.88 feet to a 1/2" iron rod set (ROCKIN D) for the Southeast corner of this 12.219 acre tract (Tract Four) and the Northeast corner of a 12.221 acre tract, Tract Five, surveyed this 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 12.221 acre tract (Tract Five), passing a 1/2" iron rod set (ROCKIN B) in the occupied margin of County Road No. NW4080, at a distance of 1,859.77 feet, continuing on with said common line, a total distance of 1,916.00 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 Southwest corner of this 12.219 acre tract (Tract Four), and at the Northwest corner of said 12.221 acre tract (Tract Five);

**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 278.85 feet to the POINT OF BEGINNING and CONTAINING 12.219 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"**