

NOTICE OF TRUSTEE'S SALE

2025-073
FILED FOR RECORD
AT 10:28 O'CLOCK A.M.

JUN 30 2025

Mr. Estaban Pantoja
547 NW CR 147
Rice, TX 75155

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY 10 DEPUTY

WHEREAS, on the 1st day of November, 2016, **ESTABAN PANTOJA**, executed a Deed of Trust conveying to **LARRY TEAGUE**, Trustee, P.O. Box 609, Mabank, Henderson County, Texas 75147, the real estate hereinafter described, to secure **JDET INVESTMENTS, L.P.**, in the payment of a debt therein described, said Deed of Trust being recorded in Document # 00005498, in the **DEED OF TRUST** Records of Navarro County, Texas;

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 at public auction and apply proceeds pursuant to the terms of the Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 5th day of August, 2025 the foreclosure sale will be conducted in **NAVARRO COUNTY** in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 a.m. o'clock and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as follows: In the County of **NAVARRO**, State of Texas:

Property (including improvements): all that certain lot, tract or parcel of land consisting of 7.00 acres, more or less, T. Smith Survey, Abstract 448, Navarro County, Texas, more fully described in EXHIBIT "A" attached hereto.

Signed this 25th day of June, 2025.

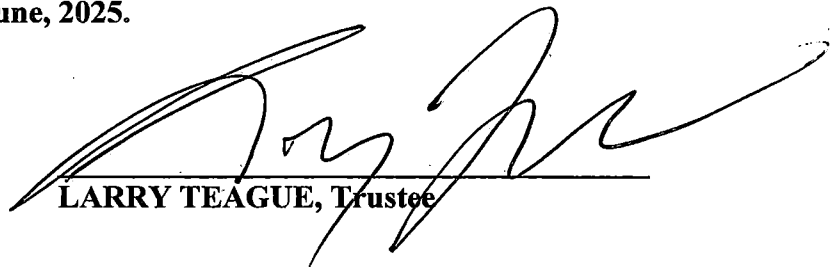

LARRY TEAGUE, Trustee

Exhibit "A"

FIELD NOTES

7.00 ACRES

PART OF "UNDEVELOPED"
SHADY ACRES SUBDIVISION

T. SMITH SURVEY

ABSTRACT NO. 448

PART OF THE YMT LAND, LLC. TRACT

NAVARRO COUNTY, TEXAS

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE T. SMITH SURVEY, A-448, NAVARRO COUNTY, TEXAS, BEING PART OF THE TRACT LABELED AS "UNDEVELOPED" ACCORDING TO THE PLAT OF SHADY ACRES SUBDIVISION, RECORDED IN VOLUME 7, PAGE 394 OF THE PLAT RECORDS, NAVARRO COUNTY, TEXAS, BEING DESCRIBED AS PART OF TRACT ONE A 44.596 ACRE TRACT OF LAND DESCRIBED IN DEED TO YMT LAND, LLC. RECORDED IN DOC.# 2010-00008416 OF THE DEED RECORDS, NAVARRO COUNTY, TEXAS (DRNCT). SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the southwest line of Capital Blvd., the northeast line of Tract One at the north corner of Lot 1 of Shady Acres Subdivision, being the east corner of this tract;

THENCE, S 59° 06' 35" W, 1148.33 feet along the common line of the Lot 1 and this tract passing the north corner of Lots 2, 3, 4, 5, 6, 7, & 8 and continuing to a 1/2" iron rod found in the northeast line of Southern Pacific Railroad 100' ROW, the southwest line of Tract One at the south corner of this tract;

THENCE, N 10° 00' 57" W (Control Line), 293.15 feet along the northeast line of Southern Pacific Railroad 100' ROW to a 1/2" iron rod set in the southwest line of Tract One at the south corner of a 5.00 acre tract surveyed on this day, being the west corner of this tract;

THENCE, N 59° 06' 35" E, 1076.78 feet through Tract One, being along the common line of said 5.00 acre tract and this tract to a 1/2" iron rod set in the southwest line of Capital Blvd., the northeast line of Tract One at the north corner of this tract;

THENCE, S 24° 02' 20" E, 275.88 feet along the southwest line of Capital Blvd. to the POINT OF BEGINNING and CONTAINING 7.00 ACRES OF LAND MORE OR LESS.

BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE NAD 83

SURVEYOR'S CERTIFICATE

DATE: OCTOBER 6, 2016

TO: TEAGUE

I, Gary L. Hardin, Registered Professional Land Surveyor No. 4207, do hereby certify that the field notes hereon represents the results of a survey made on the ground under my direction and supervision, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the client's representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the above mentioned parties. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

GARY L. HARDIN, RPLS NO. 4207
W.O.# 1609071-E (SEE SURVEY)
FIRM REGISTRATION NO. 10114700

