

Notice of Trustee's Sale

Date: July 1, 2025

Substitute Trustee: Glynn Lowrie
1015 Ferris Ave.
Waxahachie, Texas 75165

Lender: Ladd Vien

2025-074
FILED FOR RECORD
AT 1:30 O'CLOCK P.M.
JUL 03 2025
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY SD DEPUTY

Note: A certain promissory note executed by **Gregorio B Hernandez**; dated January 17, 2023 by Contract for Deed, in the original principal amount of \$318,000.00, or as thereafter modified, bearing interest as therein specified, payable to Ladd Vien, and containing an attorney's fee clause, with interest and principal being payable as therein specified.

Contract for Deed: Date: January 17, 2023

Grantor: **Gregorio B Hernandez**

Lender: Southfork Capital, LLC Assigned to Ladd Vien

Recording information: Said Contract for Deed being recorded in the Real Property Records of Navarro County,

Property: Tract 13 TBD FM 112, Chatfield Texas, 75105. 41.148 acres. Ref Exhibit "A".

County: Navarro County

Date of Sale (first Tuesday of month): August 5, 2025

Time of Sale: between 10:00 A.m. and 4:00 p.m.

Place of Sale: Navarro County Courthouse

Lender has appointed Glynn Lowrie as Trustee, Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

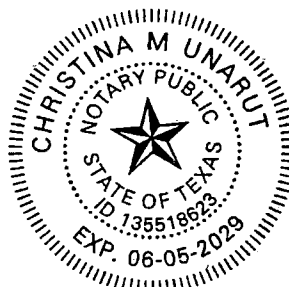
The Trustee reserves the right to sell the Property as a whole, or in two or more separate and distinct lots, tracts, or parcels.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

STATE OF TEXAS §
COUNTY OF ELLIS §

Glynn Lowrie
Trustee, Glynn Lowrie

This instrument was acknowledged before me on July 1, 2025, by Glynn Lowrie, Trustee



Christina Unarut
Notary Public, State of Texas
Notary print name Christina Unarut
Notary expiration 6/5/2029

FIELD NOTES

Southfork Capital, LLC
TRACT 13 - 41.148 Acres

Exhibit "A"

T.J. Chambers Survey, A-1
Navarro County, Texas

All that certain lot, tract or parcel of land, located within the Thomas Jefferson Chambers Survey, Abstract Number 1 in Navarro County, Texas, and being a part out of a called 625.867 acre tract described in a General Warranty Deed with Vendor's Lien recorded in Instrument Number 2021-013916 of the Official Records of Navarro County, Texas (O.R.N.C.T.), and being described by metes and bounds as follows:

BEGINNING at a set 1/2 inch iron rod in a fence in the east line and in a curve of Farm-to-Market Highway 1129, being in a westerly line of said 625.867 acre tract, being the northwest corner of a 12.000 acre "TRACT 14" surveyed on this date for Southfork Capital, LLC, and being the southwest corner of the herein described tract, from which a found 1/2 inch iron rod capped "PRICE SURVEYING" at the end of said curve for reference bears South 12°20'13" East, 424.00 feet;

THENCE with the east line of Farm-to-Market Highway 1129 and said curve to the right, having a radius of 1,849.85 feet and a central angle of 14°25'52", a distance of 465.92 feet (long chord: North 01°27'34" East, 464.69 feet) to a found 1/2 inch iron rod capped "PRICE SURVEYING" at the end of said curve in Farm-to-Market Highway 1129;

THENCE North 08°40'30" East with the east line of Farm-to-Market Highway 1129, a distance of 492.42 feet to a set 1/2 inch iron rod in the same, being the southwest corner of a 61.220 acre "TRACT 12" surveyed on this date for Southfork Capital, LLC, and being the northwest corner of this tract, from which a found 6 inch wooden right-of-way marker for reference bears South 08°40'30" West, 39.85 feet;

THENCE South 87°40'03" East across said 625.867 acre tract and with the south line of "TRACT 12", a distance of 1,954.54 feet to a set 1/2 inch iron rod in Grey's Creek, being in a southerly line of said 625.867 acre tract, being the southeast corner of "TRACT 12", being the southerly southwest corner of "TRACT 11" surveyed on this date for Southfork Capital, LLC, and being the northeast corner of this tract;

THENCE South 08°54'23" West with the centerline of Grey's Creek, a distance of 151.23 feet to a point for corner in the same;

THENCE South 40°57'59" West with the centerline of Grey's Creek, a distance of 98.27 feet to a point for corner in the same, being an angle corner of said 625.867 acre tract, being in a westerly line of the residue of a called 130 acre tract described in Volume 207, Page 172 of the Deed Records of Navarro County, Texas (D.R.N.C.T.), from which a found 1/2 inch iron rod for reference bears South 13°22'56" West, 111.88 feet;

THENCE South 13°22'56" West with a fence and an easterly line of said 625.867 acre tract, a distance of 740.78 feet to a set 1/2 inch iron rod in a fence in the same, being the northeast corner of "TRACT 14" and being the southeast corner of this tract, from which a found 3 inch pipe fence angle at an angle corner of said 625.867 acre tract for reference bears South 13°22'56" West, 181.04 feet;

THENCE North 87°40'03" West across said 625.867 acre tract and with the north line of "TRACT 14", a distance of 1,781.21 feet to the **PLACE OF BEGINNING**, and containing **41.148** acres of land.