

# NOTICE OF TRUSTEE'S SALE 2025-075

Jose Esquivel, Joselin Esquivel,  
Jeovanni Esquivel, Patricia Esquivel  
100 SW McKinney # 219  
Rice, TX 75155

FILED FOR RECORD  
AT 11<sup>05</sup> O'CLOCK A M.

JUL 07 2025

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

**WHEREAS**, on the 19<sup>th</sup> day of April, 2016, **JOSE ESQUIVEL, JOSELIN ESQUIVEL, JEOVANNI ESQUIVEL and PATRICIA ESQUIVEL**, executed a Deed of Trust conveying to **LARRY TEAGUE**, Substitute 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 # 00002272, in the **DEED OF TRUST** Records of Navarro County, Texas;

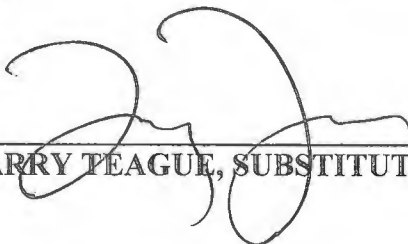
**WHEREAS**, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property at public auction and apply proceeds pursuant to the terms of the Deed of Trust.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, the 5<sup>th</sup> 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:

**SEE EXHIBIT "A" ATTACHED AND MADE PART OF**

Signed this 20<sup>th</sup> day of June, 2025

  
\_\_\_\_\_  
**LARRY TEAGUE, SUBSTITUTE TRUSTEE**

# Exhibit "A"

FIELD NOTES for JDET

Job no. A 15238

## Tract 18

BEING a part of the Thomas Pratt Survey, Abstract 646, Navarro County, Texas, and a part of the tract described in deed from Jonita Boyd Bochart, et al to JDET Investments LP recorded in Document Number 20150001624, Official Public Records of said County and being more particularly described by its metes and bounds as follows:

BEGINNING at a ½ inch steel rod set on the northeast line of said JDET tract, the common line of County Road NE 1040, said Pratt Survey and the Thomas Jefferson Chambers Survey, Abstract 1, and the westerly line of the tract described in deed from the Cross Country Cattle Company, Inc. to Ratchnee France, et vir recorded in Document No. 200700008903 of said Official Public Records; at said point being S 46°13'47" E, 283.37 feet from the northeast corner of said JDET tract;

THENCE S 46°13'47" E, (bearing base line) with the common line of said JDET tract, France tract, said Road and said Surveys, 381.93 feet to a ½ inch steel rod set;

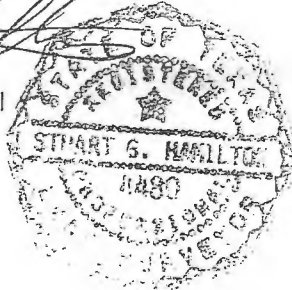
THENCE S 59°52'38" W, 1240.50 feet to a ½ inch steel rod set;

THENCE N 30°00'00" W, 366.94 feet to a ½ inch steel rod set;

THENCE N 59°52'38" E, 1133.75 feet to the point of beginning and containing approximately 10.00 acres of land.

I declare that the plat and field notes hereon are the representation of an actual and accurate survey made on the ground on 23 November 2015 and that corner monuments were found or set under my personal supervision. The bearings recited hereon are base on the tract described in deed from Jonita Boyd Bochart, et al, to JDET Investments, LP, recorded in Document Number 20150001624, Official Public Records, Navarro County, Texas. This survey is for the benefit of JDET Investments LP.

Stuart G. Hamilton  
Registered Professional  
Land Surveyor  
Number 4480



Copy 5 of 6 signed on DEC 16 2015  
Drawn by: sgh JOB NO. A - 15238

ELLIS ASSOCIATES  
SURVEYORS  
212 North College Tel. 972 - 937-7474  
Waxahachie, Texas 75165  
TBPLS License No. 10067100