

NOTICE OF TRUSTEE'S SALE

Date: August 1, 2025

Trustee: Lowell Olsen Dunn or Colby W. Karhan

2025-083
FILED FOR RECORD
AT 12 O'CLOCK P M.
AUG 04 2025

Contract For Deed

Date: December 20, 2024

Seller: Southfork Capital, LLC

Buyer: Roxana Yanes

Recording Information: Instrument No. 2025-000238, Official Records, Navarro County, Texas.

Property:

TRACT 4, BEING 35.08 ACRES SITUATED IN THE JULIUS LECOMT SURVEY, ABSTRACT NO. 485, 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.

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

County: Navarro

Date of Sale (first Tuesday of month): September 2, 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.

[Signature]
Colby W. Karhan, Trustee

PEEDE & ASSOCIATES LAND SURVEYORS, LTD

125 N. COVINGTON STREET, P.O. BOX 533

HILLSBORO, TEXAS 76645

PHONE: (254) 582-3231

Company Registration No. 10006800

LEGAL DESCRIPTION

All that certain tract or parcel of land lying and situated in the Julius Lecomt Survey, Abstract No. 485, Navarro County, Texas, being a portion of that certain tract of land described as Tract One and called 127.44 acres in the Warranty Deed with Vendor's Lien from to James Clayton Bell, Judy Bell Rainey, Jean Bell Carrell, John Frank Bell and Mary Jane Bell Moreau to Southfork Capital, LLC, dated January 5, 2023, recorded in Volume 2237, Page 425 of the Official Public Records of Hill County, Texas also recorded in Document No. 2023-000220 of the Real Property Records of Navarro County, Texas, being known as Tract 4, The Ranches on Pin Oak Creek, according to the partition plat recorded in Slide 28B of the Plat Cabinet Records of Hill County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" steel rebar found lying at the intersection of SW County Road 4040 with SW County Road 4050 and lying on the southerly line of that certain tract of land described as Tract One called 20 acres in the Warranty Deed from John Page Wilson and wife, Jane K. Wilson to Maudean Payne and Larry Don Payne, executed June 27, 1985, recorded in Volume 1054, Page 775 of the Official Public Records of Navarro County, Texas, for the approximate southerly line of the Sarah A. Cook Survey, Abstract No. 157 and the approximate northerly line of said Lecomt Survey, being the northwest corner of that certain tract of land described as 59.000 acres in the Correction Special Warranty Deed from Mary C. Cole to John T. Cole and William T. Cole, dated July 19, 2021, recorded in Instrument No. 2021-009429 of the Official Public Records of Navarro County, Texas, being the northeast corner of that certain tract of land described as Tract One and called 91.90 acres in the Special Warranty Deed from the Estate of Martha C. Bell to Jo Anne Hull, dated August 5, 2022, recorded in Volume 2216, Page 314 of the Official Public Records of Hill County, Texas also recorded in Document No. 2022-008447 of the Real Property Records of Navarro County, Texas:

THENCE South 31 degrees 14 minutes 40 seconds East 2182.73 feet to an unmarked point lying in said County Road on the westerly line of said 127.44 acre tract, being the easterly line of that certain tract of land described as Tract Three and called 289.13 acres in said Special Warranty Deed to James Clayton Bell, et. al. recorded in said Volume 2216, Page 319 of the Official Public Records of Hill County, Texas and said Document No. 2022-008448 of the Real Property Records of Navarro County, Texas, for the northwest corner and the POINT OF BEGINNING of the herein described tract:

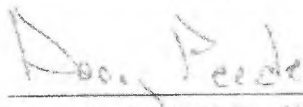
THENCE North 58 degrees 59 minutes 37 seconds East over and across said 127.44 acre tract, at 16.4 feet passing a 1/2" steel rebar capped "Peede Assoc" set for reference, continuing in all 3822.32 feet to a 1/2" steel rebar set capped "Peede Assoc" lying in the easterly line of said 127.44 acre tract, being a westerly line of that certain tract of land described as Tract One called 74.07 acres in the Warranty Deed with Life Estate from Kevin W. Matthews to Wade K. Matthews, dated October 20, 2016, recorded in Instrument No. 00007543 of the Official Public Records of Navarro County, Texas, for the northeast corner of the herein described tract;

THENCE South 30 degrees 55 minutes 58 seconds East along the common line between said 127.44 acre tract and said 74.07 acre tract, 400.00 feet to a 1/2" steel rebar found inside a 1" iron pipe lying on the northerly line of that certain tract of land described as Tract One called 105.011 acres in the Warranty Deed with Vendor's Lien from Steven Alan Goodpaster and wife, Nettie Faye Goodpaster to Cahoots Land and Cattle Company, LLC, dated July 26, 2018, recorded in Instrument No. 00005810 of the Official Public Records of Navarro County, Texas, being the southeast corner of said 127.44 acre tract, being a southwest corner of said 74.07 acre tract;

THENCE South 59 degrees 02 minutes 28 seconds West along the common line between said 127.44 acre tract and said 105.011 acre tract, 498.46 feet to a 1" iron pipe found (control monument), being a northwest corner of said 105.011 acre tract, being the northeast corner of that certain tract of land described as 203.58 acres in the General Warranty Deed from John Daniel O'Brien and wife, Sonia O'Brien to Carl S. White, dated April 29, 2016, recorded in Instrument No. 00002931 of the Official Public Records of Navarro County, Texas;

THENCE South 58 degrees 59 minutes 12 seconds West (directional control line) along the common line between said 127.44 acre tract and said 203.58 acre tract and generally along a fence, at 3299.24 feet passing a short "T" post found at a wood fence corner post for reference (control monument) continuing departing said fence in all 3320.24 feet to a 1/2" steel rebar found capped "Peede Assoc" lying in said SW County Road 4050 on the easterly line of said 289.13 acre tract, being the northwest corner of said 203.58 acre tract and the southwest corner of said 127.44 acre tract;

THENCE North 31 degrees 27 minutes 01 seconds West along the common line between said 127.44 acre tract and said 289.13 acre tract and generally along said County Road, 399.99 feet to the point of beginning and containing 35.08 acres of land, as surveyed on the ground on December 20, 2022, as Job Number 112122 by Peede & Associates Land Surveyors, Ltd.


 Donny Peede, RPLS No. 5137
 Job No. 112122 CDH

