

NOTICE OF TRUSTEE'S SALE

Gregorio Zavala- Cordero
515 N. O'Connor # 124
Irving, TX 75061

2025-084
FILED FOR RECORD
AT 10:01 O'CLOCK A.M.

AUG 11 2025

SHERY DOWD County Clerk
NAVARRO COUNTY, TEXAS
BY *Sherry Dowd* DEPUTY

WHEREAS, on the 30th day of September, 2016, **GREGORIO CORDERO-ZAVALLA**, executed a Deed of Trust conveying to **LARRY TEGUE**, 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 # 00002276, in the **DEED OF TRUST** Records of Navarro County, Texas;

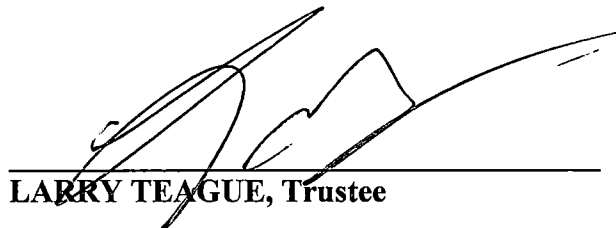
WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property at public auction and apply proceeds pursuant to the terms of the Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 2nd day of September, 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 August 5, 2025.



LARRY TEAGUE, Trustee

Exhibit "A"

FIELD NOTES for JDET

Job no. A 15251

Tract 30

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 Bocharlt, et al to JDET Investments LP recorded in Document Number 20150001624, Official Public Records, Navarro County, Texas and being more particularly described by its metes and bounds as follows;

BEGINNING at a point in County Road NE 1050, on the on the easterly line of Lakeside Addition, a subdivision shown on the plat thereof recorded in Volume 7, Page 263, Plat Records, Navarro County, Texas, and on the westerly line of said JDET Investments LP tract at a point that is N 30°00'00" W, 2022.45 feet from its southwest corner;

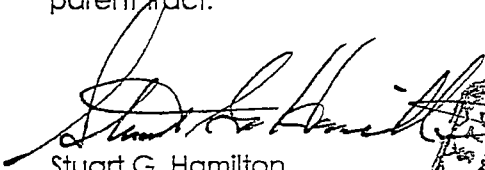
THENCE N 30°00'00" W, with the southwesterly line of said JDET Investments LP tract and the northeasterly line of said Lakeside Addition and along said County Road, 400.37 feet to a ½ inch steel rod set;

THENCE N 60°00'00" E, through said JDET Investments LP tract, 1632.00 feet to a ½ inch steel rod set;

THENCE S 30°00'00" E, through said JDET Investments LP tract, 400.37 feet to a ½ inch steel rod set;

THENCE S 60°00'00" W, through said JDET Investments LP tract, 1632.00 feet to point of beginning and containing approximately 15.000 acres of land.

I declare that the above field notes were prepared from an actual and accurate survey made on the ground on the 23 of November, 2015. All corner monuments were found or placed under my personal supervision. Bearings are based on record deed of parent tract.


Stuart G. Hamilton
Registered Professional
Land Surveyor, No. 4480

