

NOTICE OF TRUSTEE'S SALE

**Date:** October 3, 2025

**Trustee:** Lowell Olsen Dunn

**Contract For Deed**

**Date:** February 16, 2025

**Seller:** Southfork Capital, LLC

**Buyer:** Alfredo Limon Medrano

**Recording Information:** Instrument No. 2025-001718, Official Records, Navarro County, Texas.

**Property:**

TRACT 4, BEING 11.850 ACRES SITUATED IN THE WARREN SIDWELL SURVEY, A.-747, AND THE DAVID MCCANDLISS SURVEY, A.-514, 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.

**County:** Navarro

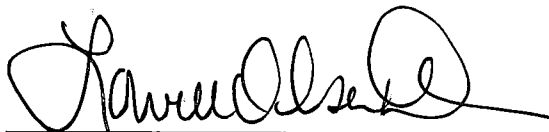
**Date of Sale (first Tuesday of month):** November 4, 2025

**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.



Lowell Olsen Dunn, Trustee

2025-100  
FILED FOR RECORD  
AT 2:00 O'CLOCK P.M.

OCT 03 2025

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY Rachel Jones DEPUTY

EXHIBIT "A"

**TRACT IV**

**BEING** A 11.850 ACRE TRACT OF LAND SITUATED IN THE WARREN SIDWELL SURVEY, ABSTRACT NUMBER 747 AND THE DAVID MCCANDLISS SURVEY, ABSTRACT NUMBER 514, NAVARRO COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 50.046 ACRE TRACT OF LAND DESCRIBED BY DEED TO VALERIE LYNN WYLIE, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2023-6945 (AS DESCRIBED IN COUNTY CLERK'S INSTRUMENT NUMBER 2009-1330), DEED RECORDS, NAVARRO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE LOWER NORTHEAST CORNER OF SAID CALLED 50.046 ACRE TRACT, SAME BEING AN ELL CORNER IN THE SOUTHWEST LINE OF A CALLED 48.5 ACRE TRACT OF LAND DESCRIBED BY DEED TO ROZANNA PARDEE & JACK L. PARDEE, RECORDED IN VOLUME 1685, PAGE 482, DEED RECORDS, NAVARRO COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND BEARS FOR REFERENCE NORTH 29 DEGREES 46 MINUTES 31 SECONDS EAST, A DISTANCE OF 848.10 FEET;

**THENCE** SOUTH 30 DEGREES 33 MINUTES 05 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID CALLED 50.046 ACRE TRACT, BEING COMMON WITH THE SOUTHWEST LINE OF SAID CALLED 48.5 ACRE TRACT, A DISTANCE OF 397.12 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882", FROM WHICH A 1/2" PIPE FOUND AT THE EASTERNMOST CORNER OF SAID CALLED 50.046 ACRE TRACT BEARS SOUTH 30 DEGREES 33 MINUTES 05 SECONDS EAST, A DISTANCE OF 1438.50 FEET;

**THENCE** SOUTH 59 DEGREES 15 MINUTES 41 SECONDS WEST, DEPARTING SAID COMMON LINE AND OVER AND ACROSS SAID CALLED 50.046 ACRE TRACT, A DISTANCE OF 1291.56 FEET, TO A MAG NAIL SET IN THE WEST LINE OF SAID CALLED 50.046 ACRE TRACT, BEING IN THE APPROXIMATE CENTERLINE OF NORTHWEST COUNTY ROAD 3240, A PRESCRIPTIVE RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND AT AN ANGLE POINT IN SAID WEST LINE BEARS SOUTH 03 DEGREES 21 MINUTES 22 SECONDS WEST, A DISTANCE OF 433.10 FEET;

**THENCE** NORTH 03 DEGREES 21 MINUTES 22 SECONDS EAST, ALONG THE WEST LINE OF SAID CALLED 50.046 ACRE TRACT AND WITH SAID CENTERLINE, A DISTANCE OF 754.05 FEET, TO A 1/2" IRON ROD FOUND AT AN ANGLE POINT IN SAID WEST LINE, SAME BEING THE SOUTHWEST CORNER OF A CALLED 2.65 ACRE TRACT OF LAND DESCRIBED IN THE NOTICE OF INTEREST IN PROPERTY DOCUMENT TO ROZANNA

PARDEE, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2023-5123, DEED RECORDS, NAVARRO COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND BEARS FOR REFERENCE NORTH 13 DEGREES 03 MINUTES 13 SECONDS WEST, A DISTANCE OF 293.16 FEET;

**THENCE** SOUTH 85 DEGREES 37 MINUTES 45 SECONDS EAST, DEPARTING SAID WEST LINE AND OVER AND ACROSS SAID CALLED 50.046 ACRE TRACT, AND WITH THE SOUTH LINE OF SAID CALLED 2.65 ACRE TRACT, A DISTANCE OF 381.56 FEET, TO A 1/2" IRON ROD FOUND AT ELL CORNER IN THE NORTH LINE OF SAID CALLED 50.046 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID CALLED 2.65 ACRE TRACT, AND BEING AN ANGLE POINT IN THE SOUTHWEST LINE OF SAID CALLED 48.5 ACRE TRACT;

**THENCE** NORTH 60 DEGREES 04 MINUTES 09 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 50.046 ACRE TRACT, BEING COMMON WITH THE SOUTHWEST LINE OF SAID CALLED 48.5 ACRE TRACT, A DISTANCE OF 558.09 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 11.850 ACRES OR 516,171 SQUARE FEET OF LAND, MORE OR LESS. ;