

Notice of Trustee Sale

2025-127
FILED FOR RECORD
AT 12:21 O'CLOCK P M.

DEC 16 2025

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

Date: December 12, 2025

Mortgagee: Vega Land Investments LLC.

Note: Note dated **July 01, 2023**, in the original principal amount of **\$71,500.00**

Deed of Trust

Date: July 01, 2023

Grantor: Jose Alfredo Carrillo Mendez & Esperanza Fraire Lira

Mortgagee: Vega Land Investments LLC.,

Recording Information: County Clerk's File No. **2023-011339**, of the Official
Public Records of Navarro County, Texas

Property: BEING ALL OF LOT NUMBER 4 OUT OF THE BARONS MEADOWS ADDITION,
AN ADDITION TO NAVARRO COUNTY, TEXAS ACCORDING TO THE PLAT OR MAP
THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 2023-000592 OR VOLUME 10,
PAGE 77 OF THE OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS
(OPRNCT).

Trustee's Name: Kevin A. Velasquez-Garcia

Trustee's Address: 1011 State Hwy 205
Terrell, TX 75160

County: Navarro

Date of Sale (first Tuesday of the month): January 06, 2026

Time of Sale: 10:00 A.M. to 12:00 P.M.

Place of Sale: Place designated by the Commissioner's Court of NAVARRO County, Texas.

Mortgagee has appointed above Trustee, to act under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder in cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserved component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.

By: _____

Kevin A. Velasquez-Garcia

Questions concerning the sale may be directed to the undersigned or the beneficiary,

VEGA LAND INVESTMENTS LLC.,

1011 State Hwy 205 Terrell, TX 75160, please call (972) 472-5080.