

**Notice of Trustee Sale**

2025-130  
FILED FOR RECORD  
AT 12.21 O'CLOCK P M.  
DEC 16 2025  
SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY

**Date:** December 12, 2025

**Mortgagee:** Vega Land Investments LLC.

**Note:** Note dated **May 01, 2024**, in the original principal amount of **\$71,200.00**

**Deed of Trust**

**Date:** May 01, 2024

**Grantor:** Rocio Gabriela Yanez

**Mortgagee:** Vega Land Investments LLC.,

**Recording Information:** County Clerk's File No. **2024-005616**, of the Official  
Public Records of Navarro County, Texas

**Property:** BEING ALL OF LOT #43 OUT OF THE BARONS CREEK ADDITION, AN  
ADDITION TO NAVARRO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT  
THEREOF RECORDED IN VOLUME 10, PAGE 151, OR INSTRUMENT NUMBER 2023-008495  
OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

**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.