

Notice of Substitute Trustee's Sale

Date: March 17, 2026

Substitute Trustee: Amanda Unarut
1015 Ferris Ave.
Waxahachie, Texas 75165

Lender: Ladd Vien

Note: A certain Contract for Deed executed by **Jorge Luis Leos**; dated April 25, 2022, in the original principal amount of \$160,000.00, or as thereafter modified, bearing interest as therein specified, payable to Ladd Vien, and containing an attorney's fee clause, with interest and principal being payable as therein specified.

2026 - 033

Contract for Deed: April 25, 2022

Grantor: **Jorge Luis Leos**

FILED FOR RECORD
AT 3:23 O'CLOCK P.M.

Lender: Ladd Vien

MAR 17 2026

Recording information: Said Contract for Deed of trust being recorded in the Navarro County Property Records in Navarro County,
BY Sherry Dowd / DEPUTY

SHERRY DOWD, County Clerk in
NAVARRO COUNTY, TEXAS

Property: Tract 4 and Being 11 Acres Tract of land situated in the H. Jones Survey, Abstract No. 450, Navarro County, Texas, and being a portion of the at certain tract of land described in Deed to Southfork Capital LLC, Recorded in Instrument No. 2022-4914, of the official public Records of Navarro County, Texas.

County: Navarro County

Date of Sale (first Tuesday of month): April 7, 2026

Time of Sale: between 10:00 A.m. to 4:00 p.m.

Place of Sale: Navarro County Courthouse.

Lender has appointed Amanda Unarut as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

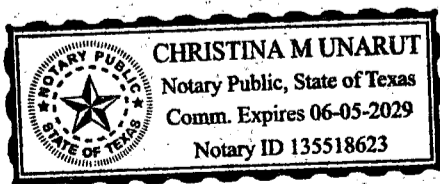
The Substitute Trustee reserves the right to sell the Property as a whole, or in two or more separate and distinct lots, tracts, or parcels.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Amanda Unarut
Substitute Trustee, Amanda Unarut

STATE OF TEXAS §
§
COUNTY OF ELLIS §

This instrument was acknowledged before me on March 17, 2026, by Amanda Unarut, Substitute Trustee



Christina Unarut
Notary Public, State of Texas