

2026-064

Notice of Trustee Sale

FILED FOR RECORD
AT 10:53 O'CLOCK 7 M.

JUN 11 2026

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY Rechal Young DEPUTY

Date: June 11, 2026

Mortgagee: VEGA LAND INVESTMENTS LLC

Note: Note dated **November 01, 2025**, in the original principal amount of **\$78,400.00**

Deed of Trust

Date: **November 01, 2025**

Grantor: **Guilibaldo Hernandez Serna**

Mortgagee: Vega Land Investments LLC

Recording Information: County Clerk's File No. **2025-011490**, of the Official
Public Records of Navarro County, Texas

Property: LOT 21 BLOCK 1 CATTLEMANS RANCH. AS RECORDED IN BOOK 10
VOLUME 320, MAP/PLAT RECORDS NAVARRO COUNTY TEXAS.

Trustee's Name: Kevin A. Velasquez-Garcia

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

County: Navarro

Date of Sale (first Tuesday of the month): July 07, 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.

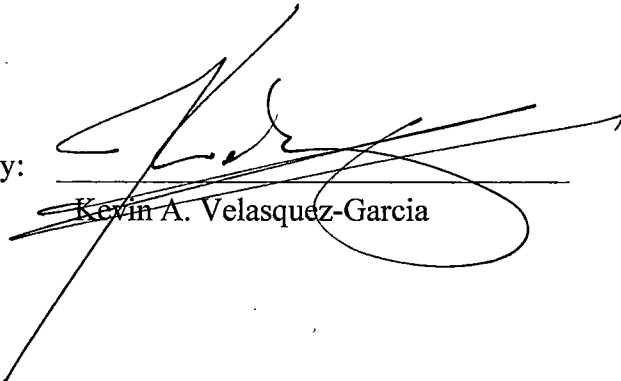
Notice is given on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder in cash, "AS IS". THERE WILL BE NO WARRANTY RELATING

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