

NOTICE OF TRUSTEE'S SALE

Date: August 3, 2026
Trustee: Lowell Olsen Dunn

2026-092
FILED FOR RECORD
AT 1:45 O'CLOCK P.M.

AUG 03 2026

Contract For Deed

Date: April 17, 2023
Seller: Southfork Capital, LLC
Buyer: Jose Manuel Paredes Alvarez and Liliana Paredes

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY 100 DEPUTY

Recording Information: Instrument No. 2023-003381, Official Records, Navarro County, Texas.

Property:

TRACT 1, BEING 20.45 ACRES, JULIUS LECOMT SURVEY, A.-485, 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): September 1, 2026

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

EXHIBIT "A"

Tract 1

PEEDE & ASSOCIATES LAND SURVEYORS, LTD

125 N. COVINGTON STREET, P.O. BOX 533
HILLSBORO, TEXAS 76645
PHONE: (254) 582-3231
Company Registration No. 10006800

LEGAL DESCRIPTION

All that certain tract or parcel of land lying and situated in the Julius Lecomt Survey, Abstract No. 485, Navarro County, Texas, being a portion of that certain tract of land described as Tract One and called 127.44 acres in the Warranty Deed with Vendor's Lien from to James Clayton Bell, Judy Bell Rainey, Jean Bell Carrell, John Frank Bell and Mary Jane Bell Moreau to Southfork Capital, LLC, dated January 5, 2023, recorded in Volume 2237, Page 425 of the Official Public Records of Hill County, Texas also recorded in Document No. 2023-000220 of the Real Property Records of Navarro County, Texas, being known as Tract 1, The Ranches on Pin Oak Creek, according to the partition plat recorded in Slide 28B of the Plat Cabinet Records of Hill County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" steel rebar found lying at the intersection of SW County Road 4040 with SW County Road 4050 and lying on the southerly line of that certain tract of land described as Tract One called 20 acres in the Warranty Deed from John Page Wilson and wife, Jane K. Wilson to Maudean Payne and Larry Don Payne, executed June 27, 1985, recorded in Volume 1054, Page 775 of the Official Public Records of Navarro County, Texas, for the approximate southerly line of the Sarah A. Cook Survey, Abstract No. 157 and the approximate northerly line of said Lecomt Survey, being the northwest corner of that certain tract of land described as 59.000 acres in the Correction Special Warranty Deed from Mary C. Cole to John T. Cole and William T. Cole, dated July 19, 2021, recorded in Instrument No. 2021-009429 of the Official Public Records of Navarro County, Texas, being the northeast corner of that certain tract of land described as Tract One and called 91.90 acres in the Special Warranty Deed from the Estate of Martha C. Bell to Jo Anne Hull, dated August 5, 2022, recorded in Volume 2216, Page 314 of the Official Public Records of Hill County, Texas also recorded in Document No. 2022-008447 of the Real Property Records of Navarro County, Texas;

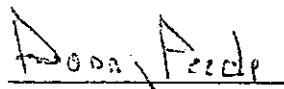
THENCE South 31 degrees 00 minutes 52 seconds East generally along said SW County Road 4050 for the common line between said 91.90 acre tract and said 59.000 acre tract, 1030.98 feet to a 1/2" steel rebar found for the northwest corner and the POINT OF BEGINNING of the herein described tract, being the southwest corner of said 59.000 acre tract, being the northwest corner of said 127.44 acre tract;

THENCE North 59 degrees 47 minutes 52 seconds East along the common line between said 127.44 acre tract and said 59.000 acre tract, 2493.36 feet to a 1/2" steel rebar found lying in the westerly line of that certain tract of land described as Tract One called 74.07 acres in the Warranty Deed with Life Estate from Kevin W. Matthews to Wade K. Matthews, dated October 20, 2016, recorded in Instrument No. 00007543 of the Official Public Records of Navarro County, Texas, being the southeast corner of said 59.000 acre tract and a northeasterly corner of said 127.44 acre tract;

THENCE South 30 degrees 57 minutes 13 seconds East along the common line between said 127.44 acre tract and said 74.07 acre tract and generally along a fence, at 218.91 feet passing an 8" cedar fence corner post found in concrete for an interior ell corner of said 127.44 acre tract, being a southwest corner of said 74.07 acre tract, continuing over and across said 127.44 acre tract in all 340.00 feet to a 1/2" steel rebar set capped "Peede Assoc" for the southeast corner of the herein described tract;

THENCE South 58 degrees 59 minutes 37 seconds West over and across said 127.44 acre tract, at 2467.50 feet passing a 1/2" steel rebar capped "Peede Assoc" set for reference, continuing in all 2489.90 feet to an unmarked point lying in said County Road on the westerly line of said 127.44 acre tract, being the easterly line of said 91.90 acre tract;

THENCE North 31 degrees 27 minutes 01 seconds West generally along said County Road for the common line between said 91.90 acre tract and said 127.44 acre tract, 375.00 feet to the point of beginning and containing 20.45 acres of land, as surveyed on the ground on December 20, 2022, as Job Number 112122 by Peede & Associates Land Surveyors, Ltd.


Donny Peede, RPLS No. 5137
Job No. 112122 CDH

