

NOTICE OF TRUSTEE'S SALE

WHEREAS, (buyers) William Henry Hickey, Jr. and Marcella Rochelle Hickey, executed that certain Deed of Trust (with Security Agreement and Assignment of Rents), dated December 20, 2019, conveying to Obe Veldman, as Trustee, certain real property described therein to secure the payment of a debt described in said Deed of Trust, said Deed of Trust being recorded in Document Number 10275, of the Real Property Records of Navarro County, Texas; and located in the Meadowland Subdivision, Lot 14B.

WHEREAS, Mashonaland Holdings, Ltd., is the legal and equitable owner and holder of the indebtedness secured by said Deed of Trust; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of September, 2026, between 10:00 o'clock A.M. and 1:00 o'clock P.M., I will sell the Land secured by the Deed of Trust at the door of the County Courthouse designated by the Navarro County Commissioner's Court as the location for such sales in Navarro County, Texas, to the highest bidder for cash. The earliest time the sale will begin is 10:00 A.M. Pursuant to applicable law; the sale will begin at such time or within three hours thereafter.

The Land is located in the County of Navarro, State of Texas, as more particularly described on the Field Notes (**Exhibit A**) attached hereto and incorporated herein. At the same time all personal property and fixtures to the extent they are covered by said Deed of Trust and applicable to the Land shall be sold.

WITNESS MY HAND this 5th day of August, 2026.

Obe Veldman
310 N. 12th Street
Corsicana, TX 75110
(903) 875-0050


Obe Veldman, Trustee

2026-094
FILED FOR RECORD
AT 12 O'CLOCK P.M.

AUG 05 2026

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY DEPUTY

FIELD NOTES

MEADOWLAND
TRACT 14B
10.01 ACRES

EXHIBIT A

JOS. LINSComb SURVEY
ABSTRACT 487

NAVARRO COUNTY

All that certain lot, tract, or parcel of land situated in the Jos. Linscomb Survey Abstract 487, Navarro County, Texas, and being part of a called 226.90 acre tract of land described by deed recorded under Instrument No. 2008-101000001, Deed Records of Navarro County, Texas. Said tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING S29°11'30"E 1059.47 feet from the northwest corner of the above mentioned 274.736 acre tract located in the centerline of County Road No. NW1140; Witness: N61°32'40"E 25.0 feet, a set 1/2" iron rod.

THENCE N61°32'40"E 864.18 feet to a set 1/2" iron rod for the northeast corner of this tract;

THENCE S29°11'30"E 481.06 feet to a set 1/2" iron rod for the southeast corner of this tract;

THENCE with the south line of this tract S58°34'54"W 282.37 feet to a set 1/2" iron rod and S58°13'49"W 582.52 feet to the southwest corner of this tract located in the centerline of County Road No. NW1140; Witness: N58°13'49"E 26.3 feet, a set 1/2" iron rod.

THENCE with said centerline N30°43'24"W 0.46 feet and N29°11'30"W 528.88 feet to the place of beginning and containing 10.01 acres of land of which approximately 0.29 acres lie within said public roads.

SURVEYOR'S CERTIFICATION

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above field notes and plat of even date represent the results of an on the ground survey made under my direction and supervision and the dimensions shown are true and correct to the best of my knowledge and belief.

WITNESS MY HAND AND SEAL this 12th day of March, 2008.

