

NOTICE OF TRUSTEE'S SALE

WHEREAS, (buyers) Martin Abundis and Ma Araceli Manzano De Abundis, executed that certain Deed of Trust (with Security Agreement and Assignment of Rents), dated October 5, 2017, 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 7924, of the Real Property Records of Navarro County, Texas; and located in the Iron Horse, Phase IV Subdivision, Lot 4, 10.01 acres, more or less.

WHEREAS, ROY VELDMAN 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 7th day of May, 2019, 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 **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 8th day of **April, 2019**.

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



Obe Veldman, Trustee

2019-37
FILED FOR RECORD
AT 12 O'CLOCK P.M.
APR 08 2019

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

EXHIBIT A

[Attached]

All that certain lot, tract, or parcel of land being Tract 4, 10.01 acres, more or less, situated in the S. Hurbough Survey, Abstract No. 364, Navarro County, Texas, being a portion of a called 112.73 acre tract of land described as Iron Horse #4 by deed recorded in Document No. 2010-2385 of the Deed Records of Navarro County, and being more fully described by metes and bounds in the attached "Field Notes."

FIELD NOTES

10.01 ACRES OF LAND
PART OF THE VELDMAN TRACT

S. HURBOUGH SURVEY
ABSTRACT NO. 364

TRACT 4
NAVARRO COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the S. Hurbough Survey, Abstract No. 364, Navarro County, Texas and being part of a called 112.73 acre Tract Four as described in Deed to Roy Veldman recorded as Document No. 2010 2385 of the Deed Records of Navarro County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod set (red cap "Shallow Creek") at the southerly corner of this tract, in the southeasterly line of the said Veldman tract and in the northwesterly line of Farm to Market Road No. 1126 from which a 3/8" iron rod found at the southerly corner of the said Veldman tract bears S 60° 09' 32" W, 442.12 feet;

THENCE, N 30° 00' 00" W, through the said Veldman tract 1662.97 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the westerly corner of this tract;

THENCE, N 62° 33' 47" E, continuing through the said Veldman tract 263.36 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the northerly corner of this tract;

THENCE, S 30° 00' 00" E, continuing through the said Veldman tract 1851.92 feet 1/2" iron rod set (red cap "Shallow Creek") in the southeasterly line of the said Veldman tract and in the northwesterly line of said Farm to Market Road No. 1126 for the easterly corner of this tract;

THENCE, S 60° 09' 32" W, along the northwesterly line of said Farm to Market Road No. 1126 and the southeasterly line of the said Veldman tract 263.10 feet to the POINT OF BEGINNING AND CONTAINING 10.01 ACRES OF LAND MORE OR LESS.

*BASIS OF BEARING: NORTHEASTERLY LINE OF VELDMAN TRACT DOCUMENT NO. 2010 2385 OF THE DNCT.

SURVEYOR'S CERTIFICATE

Date: November 1, 2016
To: Veldman

I, Eric Sterling Samford, Registered Professional Land Surveyor No. 5885, do hereby certify that the field notes hereon represents the results of a survey made on the ground under my direction and supervision, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the client's representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the above mentioned parties. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

Eric Sterling Samford, RPLS No. 5885
W.O. 16-0138 SEE SURVEY

