

NOTICE OF TRUSTEE'S SALE

2018-10
FILED FOR RECORD
AT 3:40 O'CLOCK P.M.
FEB 6 2018
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

Date: February 5, 2018

Trustee: Lowell Olsen Dunn

Lender/Holder: Southfork Capital, LLC, a Texas limited liability company

Note: Promissory Note, dated June 13, 2017, in the original principal sum of \$58,900.00, executed by Jose De Jesus Santillan-Romero and Maria Isabel Rodriguez Lopez and payable to the order of Southfork Capital, LLC, a Texas limited liability company.

Deed of Trust

Date: June 13, 2017

Grantor: Jose De Jesus Santillan-Romero and Maria Isabel Rodriguez Lopez

Lender: Southfork Capital, LLC, a Texas limited liability company

Recording Information: Instrument No. 2017-4198, Official Records of Navarro County, Texas.

Property: Being all that certain lot, tract or parcel of land, being 18.87 acres situated in the John Williams Survey, Abstract No. 877, Navarro County, Texas, and being part of that certain 76.67 acre tract of land as described in Warranty Deed with Vendor's Lien from Billy Scott McManus, joined pro forma by wife, Christina R. McManus to Southfork Capital, LLC, a Texas limited liability company, as recorded in Instrument No. 8856 (2016) of the Official Public Records of Navarro County, Texas:

BEGINNING at a point in the approximate centerline of County Road No. 2160 and being the most northerly corner of said Southfork tract;

THENCE S 31°18'44" E passing at a distance of 40 feet a ½" iron rod found for reference and continuing for a total distance of 1593.03 feet to a 2" iron pipe found for corner at a corner fence post for the Southeast corner of said Southfork tract;

THENCE S 58°42'01" W a distance of 515.21 feet to a ¾" iron rod set at the South line of said Southfork tract;

THENCE N 31°18'44" W passing at a distance of 1559.30 feet to a ¾" iron rod set for reference and continuing for a distance of 1599.25 feet to a point in the approximate centerline of County Road No. 2160;

THENCE N 59°23'30" E with the approximate centerline of said County Road a distance of 515.25 feet to the POINT OF BEGINNING and containing 18.87 acres of land, more or less, of which 0.47 of an acre lie within the right of way of said County Road, leaving a net acreage of 18.40 acres of land, more or less.

County: Navarro

Date of Sale of Property (first Tuesday of month): March 6, 2018

Time of Sale: 10:00 a.m.

Place of Sale: The front steps of the Navarro County Courthouse, 300 West Third Avenue, Corsicana, Navarro County, Texas.

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 RESERVE 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.

Lowell Olsen Dunn is Trustee under the Deed of Trust. Lender/Holder has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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



Lowell Olsen Dunn, Trustee