

NOTICE OF TRUSTEE'S SALE
(NON-JUDICIAL FORECLOSURE)

May 6, 2017

Notice is hereby given of a public, non-judicial foreclosure sale.

Notice to Member(s) of Armed Forces: 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 the 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. The address of the sender of this notice is set forth below.

Deed of Trust:

Dated: March 8, 2013

Grantor: Lydia M. Reyes and Jose A. Reyes

Trustee: David K. Waggoner

Beneficiary: Cross Country Land Company

Recorded in: Clerk's Instrument Number 00002987,
Official Public Records of Navarro County, Texas

Secures: Real Estate Lien Note (the "Note") in the original principal amount of \$87,138.64, executed by Lydia M. Reyes and Jose A. Reyes and payable to the order of Cross Country Land Company

Description of the Real Property: All that certain lot, tract or parcel of land containing 20.00 acres, more or less, being a tract of land in the JOHN SADLER SURVEY, ABSTRACT 785, and the SAMUEL HOLLOWAY SURVEY, ABSTRACT 405, in Navarro County, Texas, and said land being more fully described on **Exhibit "A"** attached hereto and incorporated herein for all purposes (the "Property").

Trustee: David K. Waggoner

Trustee's Address: 103 West Elm Street
P.O. Box 875
Hillsboro, Texas 76645

2017-48

FILED FOR RECORD
AT 3:05 O'CLOCK P M.

MAY 15 2017

BHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY OT DEPUTY

Foreclosure Sale (the "Sale"):

Date: June 6, 2017

Time: The Sale shall begin no earlier than 1:00 P.M., or no later than three hours thereafter. The Sale shall be completed by no later than 4:00 P.M.

Place: Navarro County Courthouse, 300 West Third Avenue, in Corsicana, Texas, at public venue in the area designated for foreclosure sales by the Commissioners Court of Navarro County, Texas, pursuant to Section 51.002 of the Texas Property Code.

Terms of Sale: The Sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of the Sale. Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the Sale 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 re-posted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such re-posting or re-filing may be after the date originally scheduled for this Sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the property is sold. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

The Sale is a non-judicial Deed of Trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust. The Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Pursuant to Section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.

Pursuant to section 51.009 of the Texas Property Code, the Property shall be sold on an "AS IS, WHERE IS" basis, without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.

Default has occurred under the Deed of Trust and the Beneficiary has requested me, as the duly appointed Trustee, to conduct the Sale. Notice is given that before the Sale the Beneficiary may appoint another person as Substitute Trustee to conduct the Sale.

Executed this 6th day of May, 2017.



David K. Waggoner, Trustee
State Bar No. 50511604
103 West Elm Street
P.O. Box 875
Hillsboro, Texas 76645
Telephone: 254-580-0265
Info@WaggonerLawFirm.net

EXHIBIT "A"

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TRACT 2

BEING a tract of land in the John Sadler Survey, Abstract Number 785 and the Samuel Halloway Survey, Abstract Number 405, Navarro County, Texas and being part of that certain 104.425 acre tract of land conveyed to Cross Country Land Company as evidenced by deed recorded in Volume 1082, Page 222 of the Deed Records of Navarro County, Texas and being more particularly described as follows:

BEGINNING at a one inch iron pipe found in the curving north line of State Highway 22 for a of said Cross Country Land Company tract and the most westerly corner of that certain 1 acre tract of land conveyed to Isaac A. Beam as evidenced by deed recorded in Volume 773, Page 884 of the Deed Records of Navarro County, Texas, said curve having a radius point situated South $10^{\circ}19'10''$ West a distance of 11509.16 feet;

THENCE along said curve to the left in the north line of State Highway 22 and the south line of said Cross Country Land Company tract through a central angle of $2^{\circ}40'35''$, an arc distance of 537.60 feet to a five-eighths inch iron rod set for corner;

THENCE North $29^{\circ}47'37''$ West departing the north line of State Highway 22 and the south line of said Cross Country Land Company tract a distance of 1301.96 feet to a five-eighths inch iron rod set for corner;

THENCE North $60^{\circ}12'23''$ East a distance of 536.57 feet to a five-eighths inch iron rod set for corner;

THENCE South $32^{\circ}30'19''$ East at a distance of 620.78 feet pass a one inch iron pipe found for a re-entrant corner of said Cross Country Land Company tract and the northwest corner of that certain 59 acre tract of land conveyed to Isaac A. Beam as evidenced by deed recorded in Volume 773, Page 887 of the Deed Records of Navarro County, Texas, in all a distance of 1641.02 feet to a chain link fence post found in the north line of said Beam 1 acre tract for the southeast corner of said Cross Country Land Company tract and the southwest corner of said Beam 59 acre tract;

THENCE South $60^{\circ}22'25''$ West a distance of 195.72 feet to the POINT OF BEGINNING;

CONTAINING within the metes recited 20.00 acres of land, more or less.

Surveyed on the ground in January 1995.

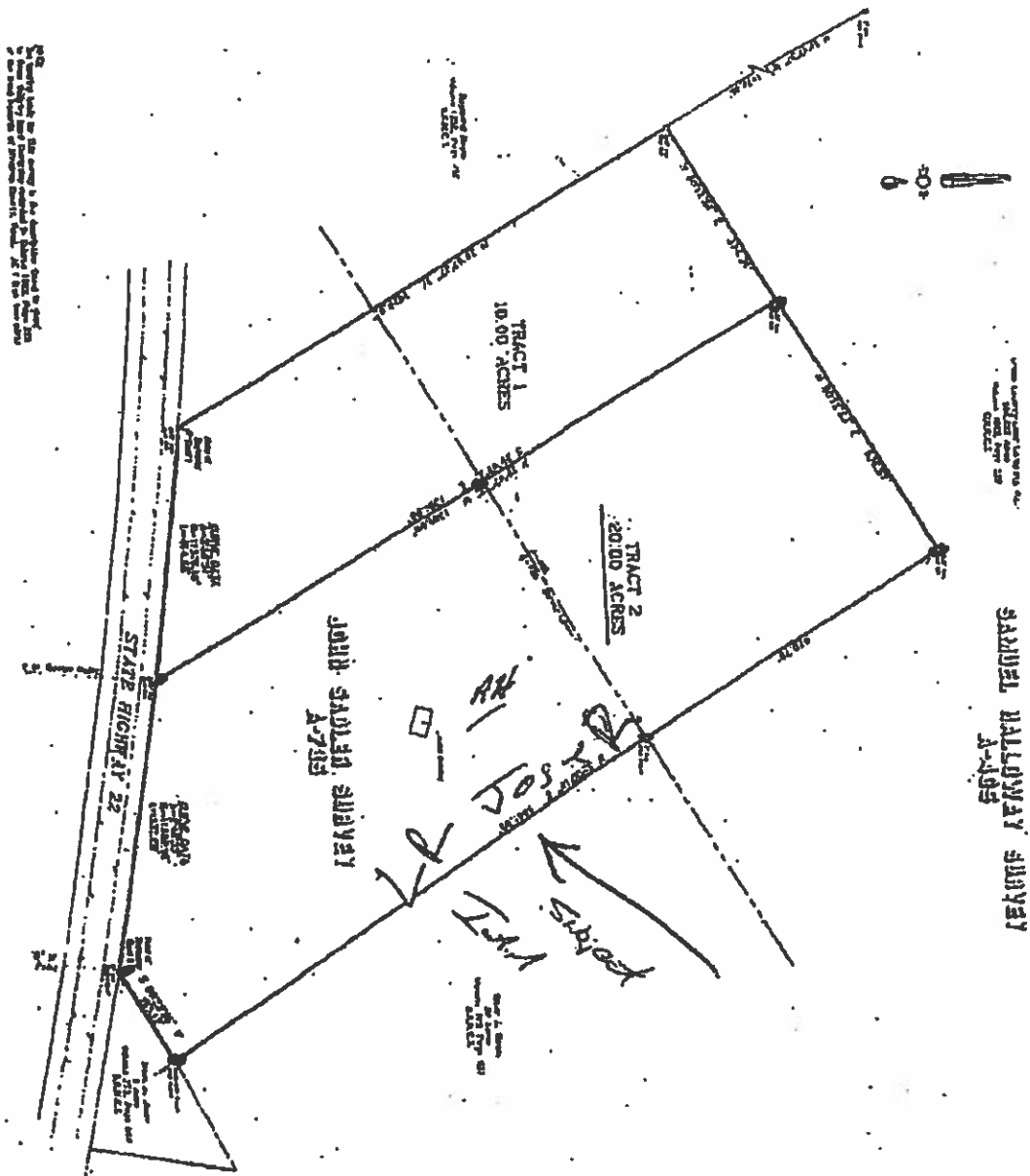
Ronald W. Waldrip

Ronald W. Waldrip

Registered Professional Land Surveyor No. 4548



EXHIBIT "A"
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100' 1	100' 2	100' 3	100' 4	100' 5	100' 6	100' 7	100' 8	100' 9	100' 10	100' 11	100' 12	100' 13	100' 14	100' 15	100' 16	100' 17	100' 18	100' 19	100' 20
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SURVEY PLAT
10.00 ACRES & 20.00 ACRES
JOHN SADLER & SAMUEL HALLOWAY SURVEYS
NAVARRO COUNTY, TEXAS

Buyer's Initials: LR JR X Seller's Initials: LR