

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

July 9, 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: August 15, 2016

Grantor: Agustin Aguilar

Trustee: David K. Waggoner

Beneficiary: CRH Investment Company, LTD

Recorded in: Clerk's Instrument Number 00006729,  
Official Public Records of Navarro County, Texas

2017-80  
FILED FOR RECORD  
AT 3:45 O'CLOCK P M.

JUL 11 2017

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

Secures: Real Estate Lien Note (the "Note") in the original principal amount of \$109,524.58, executed by Agustin Aguilar and payable to the order of CRH Investment Company, LTD

**Description of the Real Property:** All of the real property 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

**Foreclosure Sale (the "Sale"):**

Date: August 1, 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 9th day of July, 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

BEING A 10.252 ACRE TRACT OF LAND SITUATED IN THE WILEY POWELL SURVEY ABSTRACT NO. 637, NAVARRO COUNTY, CORSCANA, TEXAS, SAID 10.252 ACRE TRACT OF LAND BEING A PORTION OF THAT CERTAIN FIRST TRACT OF LAND AS DESCRIBED IN DEED FROM MRS. LENNIE MAYER, TO MRS. ELSIE MILLENDER, AS RECORDED IN VOLUME 378, PAGE 173, NAVARRO - COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON ROD, FOUND, IN THE SOUTHERLY LINE OF CITY BLOCK 1033, SAID IRON ROD BEING THE NORTHWESTERLY CORNER OF SAID MILLENDER TRACT;

THENCE N60°07'54"E, 403.76 FEET, ALONG SAID BLOCK LINE AND THE NORTHERLY LINE OF SAID MILLENDER TRACT, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS", SET, FROM WHICH A 1/2 INCH IRON ROD, FOUND, BEARS S60°07'54"W, 4.20 FEET;

THENCE N62°18'29"E, 249.41 FEET, CONTINUING ALONG SAID BLOCK LINE AND THE NORTHERLY LINE OF SAID MILLENDER TRACT, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS", SET, FROM WHICH A 1/2 INCH IRON ROD, FOUND, BEARS N62°03'44"E, 10.27 FEET, SAID 5/8 INCH IRON ROD BEING THE NORTHEASTERLY CORNER OF SAID MILLENDER TRACT, AND THE SOUTHEASTERLY CORNER OF SAID BLOCK 1033, AND BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 287;

THENCE S05°53'36"E, 1480.95 FEET, ALONG THE EASTERLY LINE OF SAID MILLENDER TRACT, AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS", SET;

THENCE N32°01'16"W, 1363.61 FEET ALONG THE WESTERLY LINE OF SAID TEXAS MILLENDER TRACT TO THE POINT OF BEGINNING, AND CONTAINING 10.252 ACRES OR 446,567 SQUARE FEET OF LAND, SAVE AND EXCEPT THAT CERTAIN 0.901 ACRE TRACT OF LAND SITUATED IN THE WILEY POWELL SURVEY, ABSTRACT NO. 637, NAVARRO COUNTY, CORISCANA, TEXAS, SAID 0.901 ACRE TRACT OF LAND BEING A PORTION OF THAT CERTAIN FIRST TRACT OF LAND AS DESCRIBED IN DEED FROM MRS. LENNIE MAYER TO MRS. ELSIE MILLENDER AS RECORDED IN VOLUME 378, PAGE 173, NAVARRO COUNTY DEED RECORDS, SAID 0.901 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



EXHIBIT "A-1"

COMMENCING AT A 3/4 INCH IRON ROD, FOUND, IN THE SOUTHERLY LINE OF CITY BLOCK 1033, SAID IRON ROD BEING THE NORTHWESTERLY CORNER OF SAID FIRST TRACT AND THE NORTHEASTERLY CORNER OF THAT CERTAIN FIRST TRACT OF LAND AS DESCRIBED IN DEED FROM ELLIE CATHERINE HOGLE FRY, ET CON, TO RAYMOND HAYES, AS RECORDED IN VOLUME 1169, PAGE 319, SAID DEED RECORDS, AND BEING IN THE COMMON LINE OF THE SAID POWELL SURVEY, AND THE JAMES POWELL SURVEY, ABSTRACT NO. 638;

THENCE S32°01'16"E, 963.61 FEET, ALONG THE EASTERLY LINE OF SAID HAYES FIRST TRACT AND THE WESTERLY LINE OF SAID MILLENDER TRACT AND SAID SURVEY LINE, TO A 5/8 INCH IRON ROD W/CAP STAMPED "CARTER & BURGESS", SET, BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE N57°58'44"E, 196.20 FEET TO A 5/8 INCH IRON ROD W/CAP STAMPED "CARTER & BURGESS", SET, ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 287;

THENCE S05°53'36"E, 445.53 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE, TO A 5/8 INCH IRON ROD W/CAP STAMPED "CARTER & BURGESS", FOUND;

THENCE N32°01'16"W, 400.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.901 ACRES OR 39,240 SQUARE FEET OF LAND, MORE OR LESS, LEAVING A NET AREA OF 9.351 ACRES OR 407,330 SQUARE FEET OF LAND, MORE OR LESS.

INITIAL  
ARA  
LM  
RTH

EXHIBIT "A-2"

TRACT II

BEING A 2.204 ACRE TRACT OF LAND SITUATED IN THE JAMES POWELL SURVEY ABSTRACT NO. 638, NAVARRO COUNTY, CORSICANA, TEXAS, SAID 2.204 ACRE TRACT OF LAND BEING A PORTION OF THAT CERTAIN FIRST TRACT AND A PORTION OF THAT CERTAIN SECOND TRACT AS DESCRIBED IN DEED FROM ELLIE CATHERINE HOGLE FRY, ET CON, TO RAYMOND HAYES, AS RECORDED IN VOLUME 1169, PAGE 319, NAVARRO COUNTY DEED RECORDS, SAID 2.204 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3/4 INCH IRON ROD, FOUND, IN THE SOUTHERLY LINE OF CITY BLOCK 1033, SAID IRON ROD BEING THE NORTHEASTERLY CORNER OF SAID FIRST TRACT AND THE NORTHWESTERLY CORNER OF THAT CERTAIN FIRST TRACT OF LAND AS DESCRIBED IN DEED FROM MRS. LENNIE MAYER TO MRS. ELSIE MILLENDER AS RECORDED IN VOLUME 378, PAGE 173, SAID DEED RECORDS, AND BEING IN THE COMMON LINE OF THE SAID POWELL SURVEY, AND THE WILEY POWELL SURVEY, ABSTRACT NO. 637;

THENCE S32°01'16"E, 563.61 FEET, ALONG THE EASTERLY LINE OF SAID HAYES FIRST TRACT AND THE WESTERLY LINE OF SAID MILLENDER TRACT AND SAID SURVEY LINE, TO A 5/8 INCH IRON ROD W/CAP STAMPED "CARTER & BURGESS", SET, BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE S32°01'16"E, 400.00 FEET, ALONG THE EASTERLY LINE OF SAID HAYES FIRST TRACT AND THE WESTERLY LINE OF SAID MILLENDER TRACT AND SAID SURVEY LINE TO A 5/8 INCH IRON ROD W/CAP STAMPED "CARTER & BURGESS", SET;

THENCE S57°58'44"W, 240.00 FEET TO A 5/8 INCH IRON ROD W/CAP STAMPED "CARTER & BURGESS", SET;

THENCE N32°01'16"W, 400.00 FEET TO A 5/8 INCH IRON ROD W/CAP STAMPED "CARTER & BURGESS", SET;

THENCE N57°58'44"E, 240.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.204 ACRES OR 96,000 SQUARE FEET OF LAND, MORE OR LESS.



PAH