

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

August 11, 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 a 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: February 3, 2016

Grantor: Herold Bell

Trustee: David K. Waggoner

Beneficiary: CRH Investment Company, LTD

Recorded in: Clerk's Instrument Number 0003709,  
Official Public Records of Navarro County, Texas

Secures: Real Estate Lien Note (the "Note") in the original principal amount of \$55,000.00, executed by Herold Bell and payable to the order of CRH Investment Company, LTD

2017-93  
FILED FOR RECORD  
AT 3:45 O'CLOCK P M.  
AUG 14 2017  
SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY DT DEPUTY

**Deed with Retained Vendor's Lien:**

Dated: February 3, 2016

Grantor: CRH Investment Company, LTD

Grantee: Herold Bell

Recorded in: Clerk's Instrument Number 0000705,  
Official Public Records of Navarro County, Texas

**Description of the Real Property:** All that certain lot, tract or parcel of land containing 15.031 acres, more or less, situated in the John Dalton Survey, A-228, in Navarro County, Texas, and being more particularly 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:** Tuesday, September 5, 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 a 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.

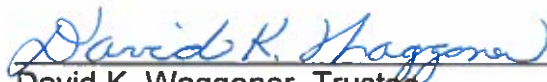
The Sale is a non-judicial Deed of Trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust. The Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law 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.

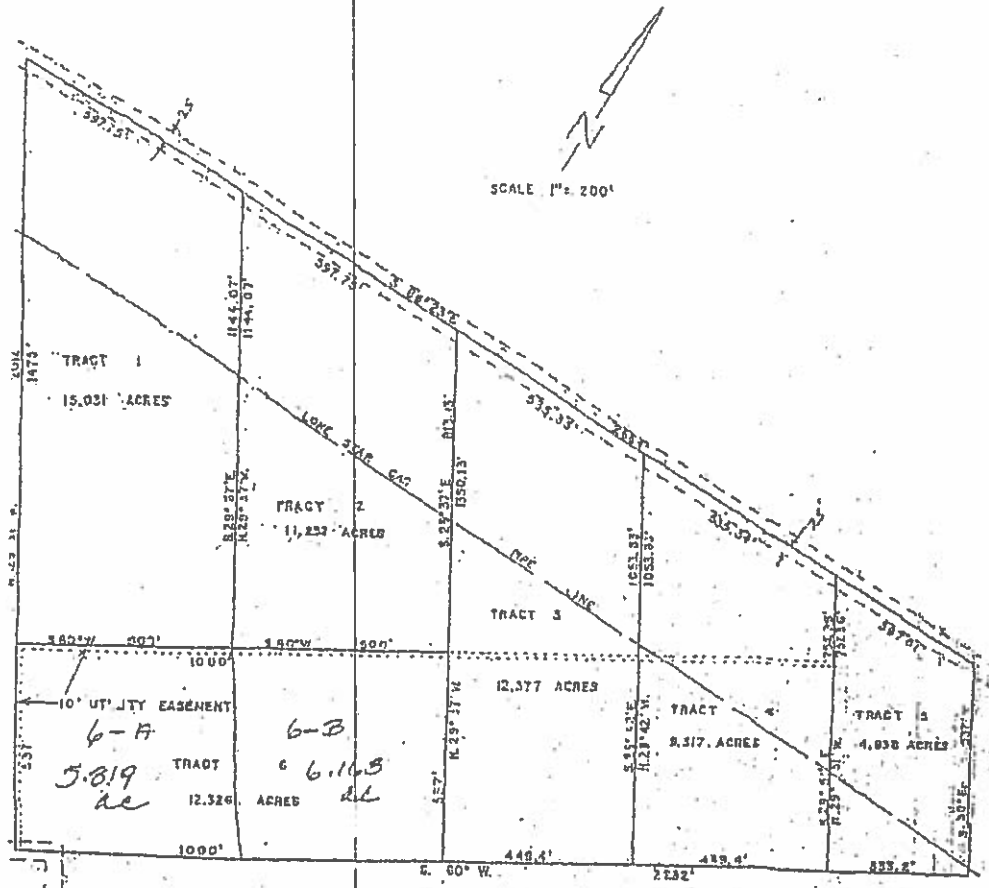
Executed this 11th day of August, 2017.



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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

Quail Run Estates  
 Exhibit "A"  
 [Property Description]



QUAIL RUN ESTATES SUB-DIVISION  
 JOHN DALTON SURVEY ABSTRACT NO. 228  
 NAVARRO COUNTY, TEXAS  
 RAYMOND HAYES - OWNER

NOTE 1" IRON PIPE WERE SET AT ALL CORNERS EXCEPT 30 FEET OFFSETS ON COUNTY ROAD AND 23 FEET ON ROAD AT SOUTHWEST CORNER.

Buyer's Initials: MB

Seller's Initials: RHA

Quail Run Estates  
Exhibit "A"  
[Property Description]

August 3, 1982

Raymond Hayes  
Tract No. 1  
15.031 Acres  
John Dalton Survey  
Abstract No. 228  
Navarro County, Texas

Field Notes:

All that certain lot, tract, or parcel of land, being 15.031 acres of land situated in the John Dalton Survey, Abstract No. 228, in Navarro County, Texas, and being a part of a called 82.5 acres tract described in Partition Deed from James Cooper et al to Hannah Eus Dodger, dated December 19, 1932, recorded in Volume 355, Page 191 of the Deed Records of Navarro County, Texas, being more fully described as follows:

Beginning at a point in the center of a county road in the West line of said 82.5 acres tract, which hrs. N. 30° W. 537 feet and N. 86° 21' W. 266 1/2 feet from the Southeast corner of 82.5 acres tract, a 1" iron stake hrs. S. 29° 37' E. at 30 feet;

Thence S. 86° 23' E, with the center of road 597.75 feet to corner, which a 1" iron stake hrs. S. 29° 37' E. at 30 feet;

Thence S. 29° 37' E, 1144.07 feet to a 1" iron stake for corner;

Thence S. 60° W. 500 feet to a 1" iron stake for corner;

Thence N. 29° 37' W, 1475 feet to the place of beginning and containing 15.031 acres of land of which 0.422 acres are within county road.

This is to certify that the foregoing field notes were prepared from an actual and accurate survey on the ground and they are true and correct to the best of my knowledge.

*Morris R. Bruce*  
Morris R. Bruce,  
Registered Public Surveyor No. 1541



Buyer's Initials: HB

Seller's Initials: MR