

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

February 4, 2021

2021-5  
FILED FOR RECORD  
AT 2:50 O'CLOCK P.M.

FEB 04 2021

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

**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:**

Date: April 15, 2020

Grantor: Jose Munoz

Trustee: David K. Waggoner

Beneficiary: Cross Country Cattle Company, Inc.

Recorded in: Clerk's Instrument Number 00005496,  
Official Public Records of Navarro County, Texas.

Secures: Real Estate Lien Note (the "Note") in the original principal amount of \$84,000.00, executed by Jose Munoz and payable to the order of Cross Country Cattle Company, Inc.

**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:** Tuesday, March 2, 2021

**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:** On the ground level of the south exterior steps of the Navarro County Courthouse, 300 West Third Avenue, in Corsicana, Texas, 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 Trustee to conduct the Sale.

Executed this 4th day of February, 2021.



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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

#### **CERTIFICATE OF POSTING**

I am David K. Waggoner, whose address is 103 West Elm Street, Hillsboro, Texas, 76645. I hereby declare under penalty of perjury that on February 4, 2021, I filed this Notice of Trustee's Sale at the office of the Navarro County Clerk and caused it to be posted at the location directed by the Navarro County Commissioners Court.



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David K. Waggoner

# EXHIBIT "A"

Page 1 of 2

## High Cotton Farm Exhibit "A" [Property Description]

### FIELD NOTES

CROSS COUNTRY CATTLE COMPANY INC.  
TRACT 2  
10.00 ACRES

JANE M. GARREAU SURVEY  
ABSTRACT 154

### NAVARRO COUNTY

All that certain lot, tract, or parcel of land situated in the Jane M. Garreau Survey Abstract 154, Navarro County, Texas, and being part of a called 116.26 acre tract described by deed recorded in Instrument 2020-0080257 of the Deed Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod for the northeast corner of this tract located  $S90^{\circ}30'17''E$  379.26 feet from the northeast corner of the above mentioned 116.26 acre tract included in the west line of The Plantation as shown on plat recorded in Volume 7, Page 25, Plat Records of Navarro County, Texas;

THENCE with the line of directional control  $S90^{\circ}30'17''E$  379.26 feet to a set 1/2" iron rod for the southeast corner of this tract;

THENCE  $S89^{\circ}32'28''W$  1148.58 feet to the southwest corner of this tract located in NW CR 2107 witness;  $N59^{\circ}32'28''E$  25.0 feet, a set 1/2" iron rod.

THENCE with said road  $N50^{\circ}45'15''W$  379.71 feet to the northwest corner of this tract; witness;  $S89^{\circ}32'28''E$  25.0 feet, a set 1/2" iron rod.

THENCE  $N59^{\circ}32'28''E$  1148.01 feet to the place of beginning and containing 10.00 acres of land.

### SURVEYOR'S CERTIFICATION

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above field notes and plat of even date represent the results of an on-the-ground survey made under my direction and supervision and the dimensions shown are true and correct to the best of my knowledge and belief.

WITNESS MY HAND AND SEAL, this the 5th day of December, 2019.



*[Signature]*  
Mark Ferrell  
Registered Professional Land Surveyor  
Number 4373  
Firm No. 10019900

01/09/2020

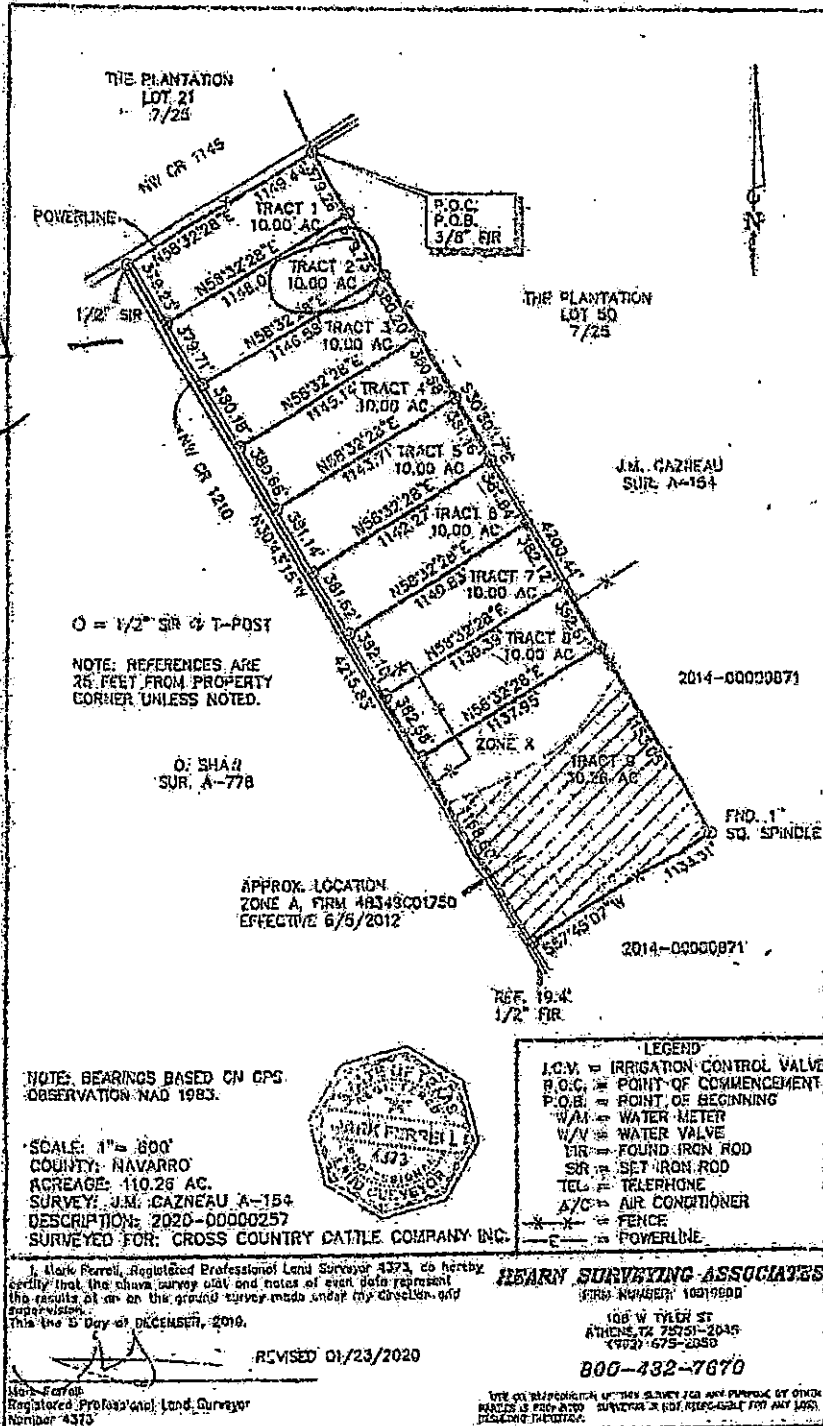
Buyer's Initials: *JM*

Seller's Initials: *MR*

# EXHIBIT "A"

Page 2 of 2

## High Cotton Farm Exhibit "A" (Property Description)



Buyer's Initials: JM

Seller's Initials: JCA