

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

August 12, 2021

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: June 1, 2019

Grantor: Joe Dean

Trustee: David K. Waggoner

Beneficiary: CRH Investment Company, Ltd.

Recorded in: Clerk's Instrument Number 00004902,
Official Public Records of Navarro County, Texas

Secures: Real Estate Lien Note (the "Note") in the original principal amount of \$49,000.00, executed by Joe Dean and payable to the order of CRH Investment Company, Ltd.

Description of the Real Property: All that certain lot, tract, or parcel of land containing 1.43 acres situated in the RACHEL LEACH SURVEY, ABSTRACT 6, in Navarro County, Texas, and 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

2021-52
FILED FOR RECORD
AT 9:15 O'CLOCK A M.

AUG 13 2021

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

Foreclosure Sale (the "Sale"):

Date: Tuesday, September 7, 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.

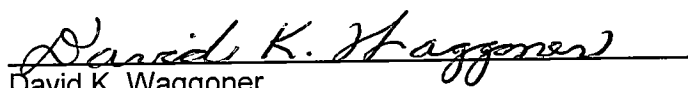
Default has occurred under the Deed of Trust and the Beneficiary has requested me, as the duly appointed Trustee, to conduct the Sale. Notice is given that before the Sale the Beneficiary may appoint another person as Trustee to conduct the Sale.

Executed this 12th day of August, 2021.


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 August 13, 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.


David K. Waggoner

Stringtown
Exhibit "A"
[Property Description]

HAYES TRACT
1.43 ACRES

FIELD NOTES

RACHAEL LEACH SURVEY
ABSTRACT 6

NAVARRO COUNTY

All that certain lot, tract, or parcel of land situated in the Rachael Leach Survey Abstract 6, Navarro County, Texas, being Lots 1 through 10, Block 2 and the alley within said Block, Oak Grove Addition to the City of Corsicana, and being part of a called 37,884 acre tract of land described by deed recorded in Volume 907, Page 278 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 on a found 3/4" iron rod for the east corner of the above mentioned Lot 5, Block 2 located in the west line of N. 5th Street and the north line of Cypress Avenue (not open);

THENCE with said north line of Cypress Avenue S60°00'00"W 250.00 feet to a set 1/2" iron rod for the south corner of Lot 1, Block 2 located in the east line of N. 6th Street;

THENCE with said east line N30°00'00"W 250.00 feet to a set 1/2" iron rod for the west corner of Lot 10, Block 2 located in the south line of Pine Street;


THENCE with said south line N60°00'00"E 250.00 feet to a set 1/2" iron rod for the north corner of Lot 6, Block 2 located in said west line of N. 5th Street;

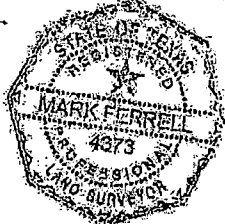
THENCE with said west line and the line of directional control S30°00'00"E 250.00 feet to the place of beginning and containing 1.43 acres of land.

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 10th day of March, 2017.


Mark Ferrell
Registered Professional Land Surveyor
Number 4373
Exam No. 10019900



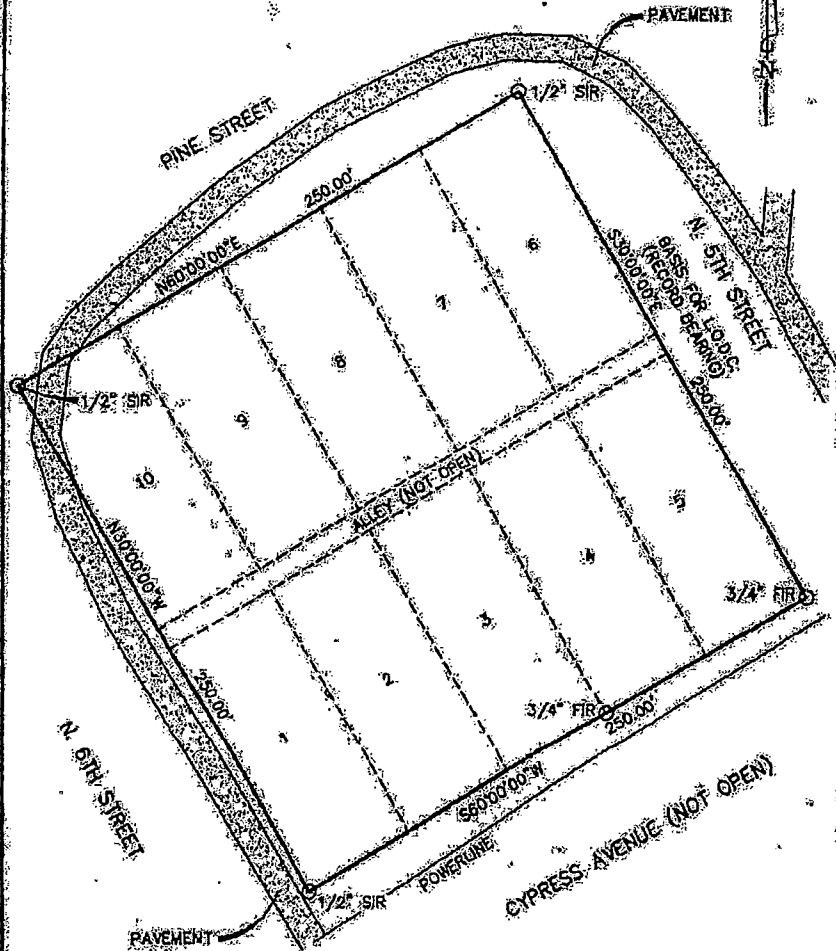
Buyer's Initials: 

Seller's Initials: 

**Stringtown
Exhibit "A"
(Property Description)**

CITY OF CORSICANA

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE RACHAEL LEACH SURVEY, A-B, NAVARRO COUNTY, TEXAS, BEING KNOWN AS LOTS 1 THROUGH 10 IN BLOCK 2, OAK GROVE ADDITION TO THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS:



SCALE: 1" = 50'
COUNTY: NAVARRO
ACREAGE: 11.43 AC.

SURVEY: RACHAEL LEACH A-B
DESCRIPTION: VOL. 907, PG. 278
SURVEYED FOR: CROSS COUNTRY LAND

I, Mark Ferral, Registered Professional Land Surveyor, No. 4073, do hereby certify that the above survey plat and notes are true and correct as the result of an on-the-ground survey made under my direct supervision and the 10 day of MARCH, 2017.



Mark Ferral
Registered Professional Land Surveyor
Number: 4073

HEARN SURVEYING ASSOCIATES
FIRM NUMBER: 10018600
108 WATLER ST.
ATHENS, TX 75751-2045
(903) 876-2650
800-432-7670

USE OR REPRODUCTION OF THIS SURVEY FOR ANY PURPOSE BY OTHER PARTIES IS PROHIBITED. SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS INCLUDING NEGLIGENCE.

Buyer's Initials: *[Signature]*

Seller's Initials: *ARL*