

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

February 12, 2024

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, 2020

Grantor: Cassandra Mirafuentes

Trustee: David K. Waggoner

Beneficiary: Richland Creek Cattle Company, Inc.

Recorded in: Clerk's Instrument Number 00004986,
Official Public Records of Navarro County, Texas

Secures: Real Estate Lien Note (the "Note") in the original principal amount of \$54,000.00, executed by Cassandra Mirafuentes and payable to the order of Richland Creek Cattle Company, Inc.

Description of the Real Property: All those certain lots, tracts or parcels of land containing 5.623 acres, more or less, situated in the JAMES SMITH SURVEY, ABSTRACT 726, in Navarro County, Texas, and being Lots 1, 2, 3 and 4, in the SHADY CREEK ADDITION according to the plat thereof recorded in Volume 6, Page 136, Plat Records of 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

2024-015
FILED FOR RECORD
AT 10:58 O'CLOCK A M.
FEB 12 2024
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY IC DEPUTY

Foreclosure Sale (the "Sale"):

Date: Tuesday, March 5, 2024

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.

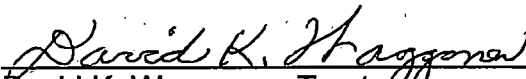
The Sale is a non-judicial Deed of Trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust. The Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law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

THIS INSTRUMENT APPOINTS THE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT (DEED OF TRUST) IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED TO CONDUCT THE FORECLOSURE SALE ON BEHALF OF THE MORTGAGEE (BENEFICIARY) .

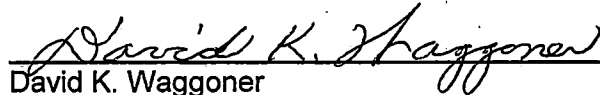
Executed this 12th day of February, 2024.



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

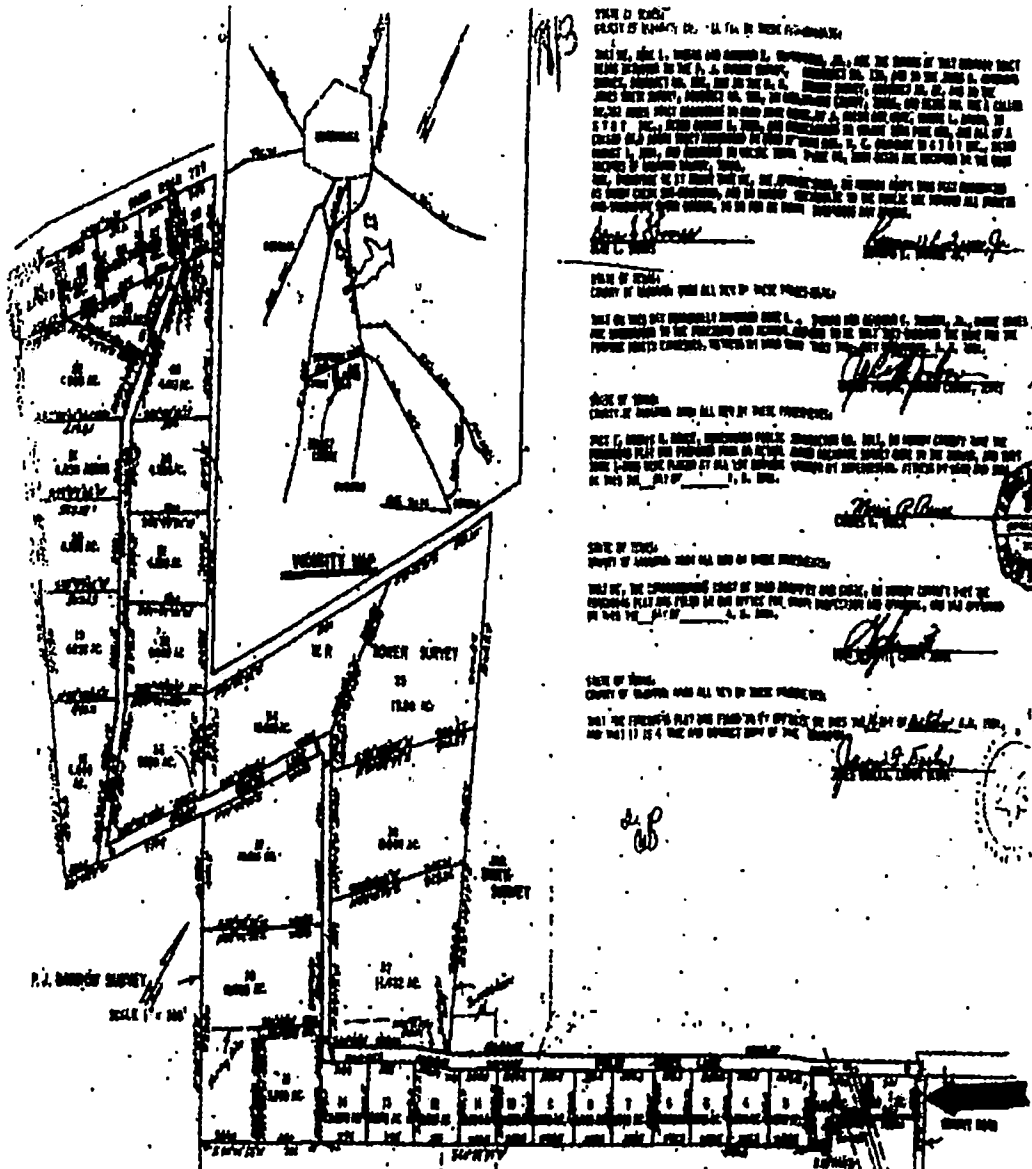
CERTIFICATE OF POSTING

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 12, 2024, my authorized agent 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

Exhibit "A"
[Shady Creek Subdivision Property Description]



STATE OF TEXAS
COUNTY OF NAVARRO

Know all men by these presents, that the undersigned, *[Signature]*, of the County of Navarro, State of Texas, do hereby certify that the within and foregoing plat was filed in the office of the County Clerk of the County of Navarro, Texas, on this *[Date]* day of *[Month]*, A. D. 19*[Year]*.

[Signature]
 County Clerk

STATE OF TEXAS
COUNTY OF NAVARRO

Know all men by these presents, that the undersigned, *[Signature]*, of the County of Navarro, State of Texas, do hereby certify that the within and foregoing plat was filed in the office of the County Clerk of the County of Navarro, Texas, on this *[Date]* day of *[Month]*, A. D. 19*[Year]*.

[Signature]
 County Clerk

STATE OF TEXAS
COUNTY OF NAVARRO

Know all men by these presents, that the undersigned, *[Signature]*, of the County of Navarro, State of Texas, do hereby certify that the within and foregoing plat was filed in the office of the County Clerk of the County of Navarro, Texas, on this *[Date]* day of *[Month]*, A. D. 19*[Year]*.

[Signature]
 County Clerk

STATE OF TEXAS
COUNTY OF NAVARRO

Know all men by these presents, that the undersigned, *[Signature]*, of the County of Navarro, State of Texas, do hereby certify that the within and foregoing plat was filed in the office of the County Clerk of the County of Navarro, Texas, on this *[Date]* day of *[Month]*, A. D. 19*[Year]*.

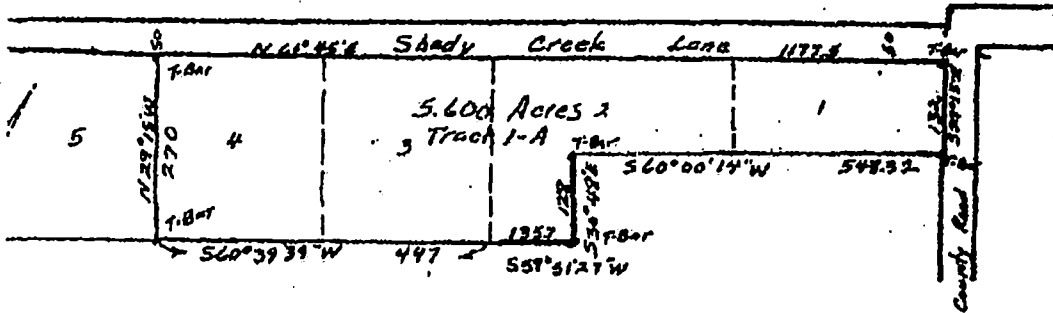
[Signature]
 County Clerk

SHADY CREEK SUB-DIVISION
BARROW, SMITH, BOWEN, MATTHEWS
SURVEYS
NAVARRO COUNTY, TEXAS
GENE L. THOMAS & RAYMOND E. TROTTER JR.
OWNERS 4th & 1st

Buyer's initials: CM

Seller's initials: STH

ALL PARTIES INTERESTED IN THESE SURVEYS:
 I, the undersigned, do hereby certify that I have, this date, made a careful and accurate survey on the ground of property located at
 No. G T R T INC. in the city of ANGUS, Texas, described
 as follows:
 Lot No. 1-A (5.600 ACRES IN THE SMITH SURVEY) Block No. _____ City Block No. _____
 of SHADY CREEK Addition, an addition to the City of ANGUS
 Texas, according to the OFFICIAL plat recorded in Volume _____ at page _____ of the
 Map Records of NAVARRO COUNTY, Texas.



Field Notes:

All that certain lot, tract, or parcel of land, being 5.600 acres situated in the James Smith Survey, Abstract No. 726, in Navarro County, Texas, and being all of Tracts 1, 2, 3, and 4 of the Shady Creek Addition, which is a part of a called 97.262 acres tract described in Deed from Billy J. Allen and wife Virgie L. Allen to G T R T Inc., dated August 8, 1984, recorded in Volume 1084 Page 423 of the Deed Records of Navarro County, Texas. Said 5.600 acres are more fully described as follows;

Beginning at a T-Bar for corner, corner is at the Southeast corner of the called 97.262 acres tract mention above and in the West line of a county road;

Thence S 60° 00' 14" W 548.32 feet with the South line of Tracts 1 and 2 to a T-Bar for corner;

Thence S 30° 48' E 128 feet to a T-Bar for corner at the " L " corner in Tract 2;

Thence S 59° 51' 27" W 135.7 feet to a T-Bar for corner at the Southwest corner of Tract 2;

Thence S 60° 39' 39" W 497 feet to a T-Bar for corner at the Southwest corner of Tract No. 4;

Thence N 29° 15' W 270 feet with the West line of Tract No. 4 to a T-Bar for corner; in the South line of Shady Creek Lane;

Thence N 60° 45' E 1177.5 feet with the North lines of Tracts 4, 3, 2, and 1 to a T-Bar for corner in the South line Shady Lane and the West line of a county road.

Thence S 29° 15' E 132 feet to the place of beginning containing 5.600 acres of land.

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated, and that the distance from the nearest intersecting street, shown, is as shown on said plat.

THERE ARE NO ENCRDACHMENTS, CONFLICTS, OR PROVISIONS

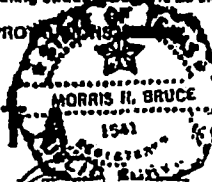
Scale 1" = 200'

Date 28 June 86

Revised 1 April 87

Morris H. Bruce

EXHIBIT



Morris H. Bruce
 Registered Public Surveyor

CM

SH