

2024-026

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

FILED FOR RECORD  
AT 7:01 O'CLOCK P M.

MAR 12 2024

March 11, 2024

SHERRY DOWD, 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 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: December 1, 2019

Grantor: Jonathan Lee Watson and Jennifer Elizabeth Watson

Trustee: David K. Waggoner

Beneficiary: John Edward Dickson and Mary Louise Dickson

Recorded in: Clerk's Instrument Number 00002892,  
Official Public Records of Navarro County, Texas

Secures: Real Estate Lien Note (the "Note") in the original principal amount of \$39,512.00, executed by Jonathan Lee Watson and Jennifer Elizabeth Watson and payable to the order of John Edward Dickson and Mary Louise Dickson

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

Dated: December 1, 2019

Grantor: John Edward Dickson and Mary Louise Dickson

Grantee: Jonathan Lee Watson and Jennifer Elizabeth Watson

Recorded in: Clerk's Instrument Number 00002891,  
Official Public Records of Navarro County, Texas

**Description of the Real Property:** All that certain lot, tract, or parcel of land situated in Navarro County, Texas, in the Elijah Powers Survey, A-633, and being a part of the residue of the called 97.765 acre tract conveyed to J. K. Dickson by deed recorded in Volume 401, Page

197, of the Deed Records of Navarro County, Texas. Said lot, tract, or parcel of land is 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, April 2, 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

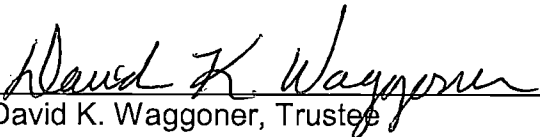
that they remain in force and effect and have not been subordinated to the Deed of Trust. Pursuant to Section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding 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 Substitute Trustee to conduct the Sale.

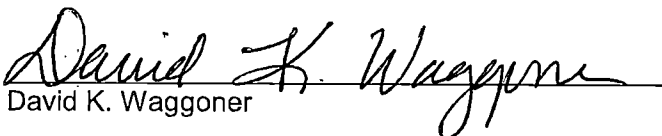
**THIS INSTRUMENT APPOINTS THE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT (DEED OF TRUST) IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED TO CONDUCT THE FORECLOSURE SALE ON BEHALF OF THE MORTGAGEE (BENEFICIARY) .**

Executed this 11th day of March, 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 March 12, 2024, my 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"**

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WATSON

19.756 ACRE

ELIJAH POWERS SURVEY

A-633

NAVARRO COUNTY, TEXAS

All that certain lot, tract or parcel of land situated in Navarro County, Texas on the Elijah Powers Survey, A-633 and being a part of the residue of the called 97.765 acre tract conveyed to J. K. Dickson by deed recorded in Volume 401, Page 197 of the Navarro County Deed Records; Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod set for corner at the West corner of a 1.00 acre tract surveyed this date and being South 74 degrees 53 minutes 21 seconds West 165.00 feet from a ½" iron rod found in the Southwest right-of-way of SE County Road 3260 at the most Easterly corner of the Jonathan Watson 5.00 acre tract recorded in Document No. 00000316-2018 of the Official Public Records of Navarro County, Texas;

THENCE SOUTH 18 degrees 39 minutes 05 seconds East 219.99 feet to a ½" iron rod set at the South corner of the 1.00 acre tract surveyed this date and in the North line of the Aston Rodriquez 1.34 acre tract recorded in Document No. 00002888-2019 of the Official Public Records of Navarro County, Texas;

THENCE SOUTH 81 degrees 56 minutes 31 seconds West 483.05 feet to a ½" iron rod found at an angle corner of the Floyd Henderson 15.46 acre tract recorded in Document No. 00002803-2008 of the Official Public Records of Navarro County, Texas and the East corner of the Fernando Gutierrez 10.94 acre Tract One recorded in Document No. 00007988-2018;

## EXHIBIT "A"

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THENCE NORTH 50 degrees 08 minutes 08 seconds West 827.88 feet to a 1/2" iron rod set and North 52 degrees 53 minutes 15 seconds West 794.52 feet to a 1/2" iron rod found for the West corner of this tract, the North corner of the Kyle Zemlak 10.02 acre tract recorded in Document No. 00006503-2019 of the Official Public Records of Navarro County, Texas and in the Southeast line of the Elmo Duggins 14.31 acre tract recorded in Volume 1845, Page 261 of the Official Public Records of Navarro County, Texas;

THENCE NORTH 59 degrees 07 minutes 47 seconds East 962.38 feet to a 1/2" pipe found at the East corner of the John Tierney 10.00 acre tract recorded in Volume 1797, Page 611 of the Official Public Records of Navarro County, Texas and the Southwest line of the John Tierney 2.52 acre tract recorded in Volume 1032, Page 259 of the Official Public Records of Navarro County, Texas for the North corner of this tract;

THENCE SOUTH 30 degrees 45 minutes 20 seconds East 552.47 feet to a 1/2" iron rod found for all corner at the North corner of the Jonathan Watson 5.00 acre tract;

THENCE SOUTH 59 degrees 47 minutes 41 seconds West 216.51 feet to a 1/2" iron rod found at the West corner of the Watson 5.00 acre tract;

THENCE SOUTH 29 degrees 25 minutes 55 seconds East 844.95 feet to a 1/2" iron rod found at the South corner of the Watson 5.00 acre tract;

THENCE NORTH 74 degrees 53 minutes 21 seconds East 352.50 feet to the place of beginning and containing 19.756 acres of land.