

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

2025-038  
**FILED FOR RECORD**  
AT 8:08 O'CLOCK A.M.  
APR 15 2025

April 15, 2025

SHERY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY Richard [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:**

Dated: May 15, 2024

Grantor: James Wyatt Tanner Pace and Lisa Marie Pace

Trustee: David K. Waggoner

Beneficiary: Richland Creek Cattle Company, Inc.

Recorded in: Clerk's Instrument Number 2024-004047,  
Official Public Records of Navarro County, Texas

Secures: Real Estate Lien Note (the "Note") in the original principal amount of \$82,500.00, executed by James Wyatt Tanner Pace and Lisa Marie Pace and payable to the order of Richland Creek Cattle Company, Inc.

**Assumption Deed:**

Dated: November 7, 2024

Grantor: James Watt Tanner Pace and Lisa Marie Pace

Grantee: Bailey Monique Finelli and Joseph Denis Richard Kozuba

Recorded in: Clerk's Instrument Number 2024-011105, Official Public Records of Navarro County, Texas

**Description of the Real Property:** All that certain lot, tract, or parcel of land being Tract Twenty (20) of GRACE PRAIRIE, a subdivision in Navarro County, Texas, as shown on amended final plat recorded in Volume 10, Page 201, Plat Records of

amended final plat recorded in Volume 10, Page 201, Plat Records of Navarro County, Texas, and being more fully described on **Exhibit "A"** attached hereto and incorporated herein for all purposes.

**Trustee:** David K. Waggoner

**Trustee's Address:** 103 West Elm Street  
P.O. Box 875  
Hillsboro, Texas 76645

**Foreclosure Sale (the "Sale"):**

**Date:** Tuesday, May 6, 2025

**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,

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 a "AS IS" "WHERE IS" and with all faults basis, without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. No representations of any nature, either expressed or implied, are made about the nature or condition of the Property, or the status of the title to the Property. Successful bidders take the Property SUBJECT TO any matter which may affect the validity of title.

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 15th day of April, 2025.

  
\_\_\_\_\_  
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

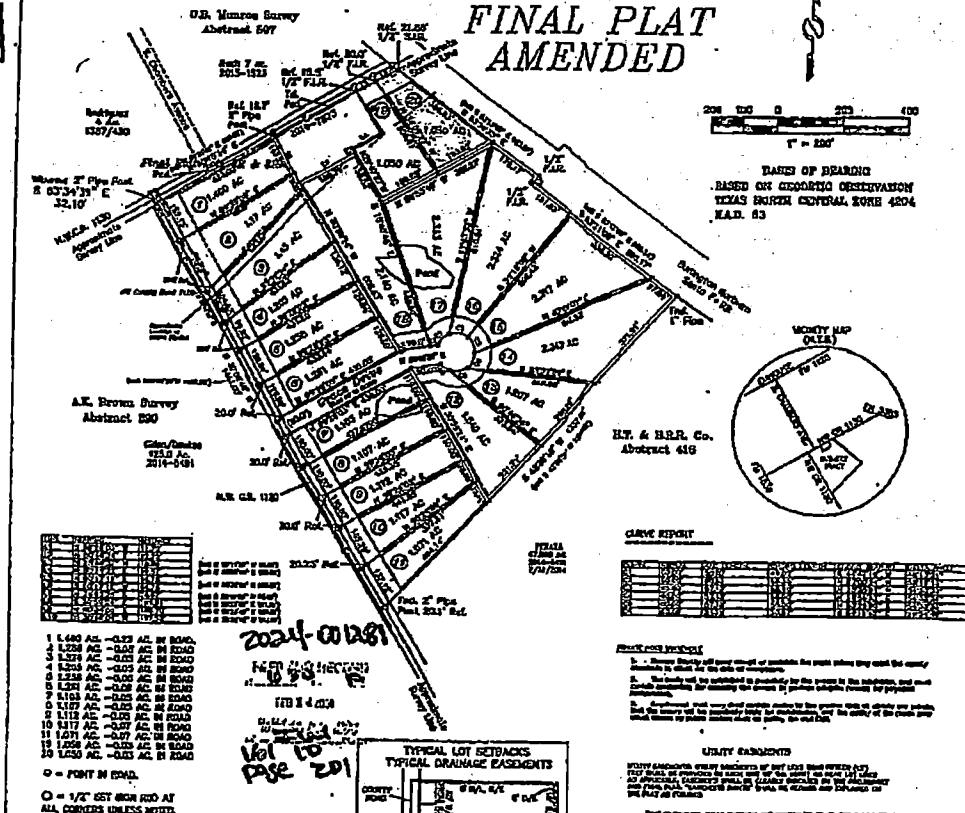
### CERTIFICATE OF POSTING

I am David K. Waggoner, whose address is 103 West Elm Street, Hillsboro, Texas, 76645. I hereby declare under penalty of perjury that on April 15, 2025, 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

1961

GRACE PRAIRIE  
FINAL PLAT  
AMENDED



STATE OF TEXAS  
COUNTY OF HAYS, KNOW ALL MEN BY THESE PRESENTS

THAT GROES COUNTRY LANE COMPANY IS THE OWNER OF THE TRACT OF LAND SHOWN HEREIN AND DOES HEREBY ADVERTISE THIS PLAT REGARDING THIS PROPERTY AS LOTS 1 THROUGH 20 OF GROES VALLEY, HARRIS COUNTY, TEXAS, AND DEDICATE TO THE PUBLIC FOREVER ALL STREETS AND EASEMENTS SHOWN HEREIN.

WEEKS OUR WORK ON THE 2<sup>nd</sup> DAY OF Feb. 1924

Therapeutic

John Wayne  
4000 West 11th St. Suite 422  
Addicks, TX 75006-4511

STATE OF TEXAS  
COUNTY OF NAVARRO KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED AND FORTH, KNOWN TO ME, TO BE THE PERSONS WHOSE SIGNED TO THE FOREGOING, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED TO THE SAME FOR THE PURPOSE HEREIN EXPRESSED.

WITNESS MY HAND AND SEAL ON THIS DAY 2 DAY OF Feb 2024

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS,  
COUNTY OF MARICOLA: NOW ALL MEN OF THESE PRESENTS

CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT OF HARRIS COUNTY, TEXAS  
APPROVED THIS DATE THE 12 DAY OF February, 1914.

11/12/2011

COUNTY A.D. 6

CONFIDENTIAL REPORT

**Miss**

— *W. H. R.*

### COMMISSIONER PRUD'HOME JR.

STATE OF TEXAS;  
COUNTY OF HARRIS: KNOW ALL MEN BY THESE PRESENTS:

THAT I, COUNTY CLERK FOR THE COUNTY OF KANSAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAY WAS FILED IN MY OFFICE ON THIS 14<sup>TH</sup> DAY OF SEP 20, 1970.

Very Good

**COUNTY ELECTION**

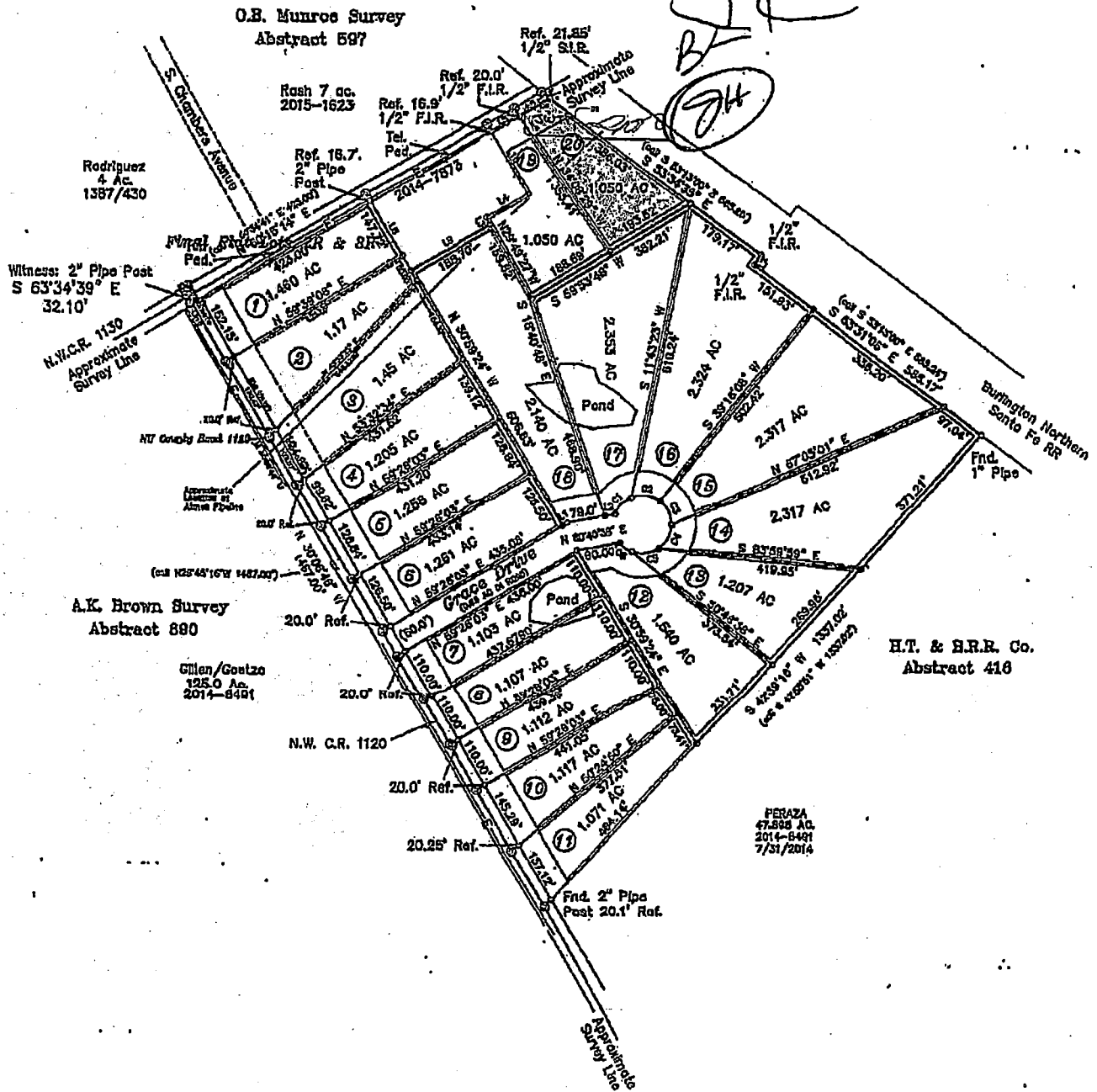
THIS PLATTED AREA MEETS OR EXCEEDS THE WASTE MANAGEMENT REQUIREMENTS ESTABLISHED BY THE TOXIC SUBSTANCE CONTROL ACT AND ENVIRONMENTAL QUALITY ACT ON-SITE SOLID WASTE DISPOSAL FACILITIES TO BE LICENSED BY MAWAUKO COUNTY.

Adelphi 2-14-2024

AUTHORIZED BY RESOLUTIVE  
 PLANNING BOARD

TABLE 1. Continued

**Grace Prairie  
Exhibit "A" - 1  
[Property Description]**



Buyer's Initials:

SWTP

Seller's Initials:

IK