

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

2026-100
FILED FOR RECORD
AT 9:20 O'CLOCK a M.

AUG 10 2026

August 10, 2026

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY DB 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: December 1, 2024

Grantor: Shena Renee Bourland and James Wesley Fugett, III

Trustee: David K. Waggoner

Beneficiary: Richland Creek Cattle Company, Inc.

Recorded in: Clerk's Instrument Number 2025-000254,
Official Public Records of Navarro County, Texas

Secures: Real Estate Lien Note (the "Note") in the original principal amount of \$120,500.00, executed by Shena Renee Bourland and James Wesley Fugett, III, and payable to the order of Richland Creek Cattle Company, Inc.

Description of the Real Property: All that certain lot, tract, or parcel of land being Tract Sixteen (16) of GRACE PRAIRIE, a subdivision in Navarro County, Texas, as shown on 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 (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, September 1, 2026

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 Commissioner's 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 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

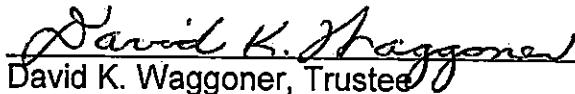
the nature or condition of the Property, or the status of the title to the Property. Successful bidders take the Property SUBJECT TO any matter which may affect the validity of title.

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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a refund of the funds paid. The Purchaser shall have no further recourse against the Beneficiary (Mortgagee), Trustee, or the Beneficiary's agents and representatives.

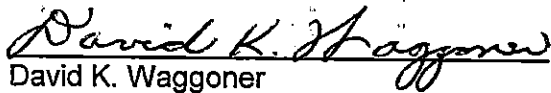
THIS INSTRUMENT APPOINTS THE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT (DEED OF TRUST) IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED TO CONDUCT THE FORECLOSURE SALE ON BEHALF OF THE MORTGAGEE (BENEFICIARY) .

Executed this 10th day of August, 2026.


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 Monday, August 10, 2026, 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

Buyer's Initials:

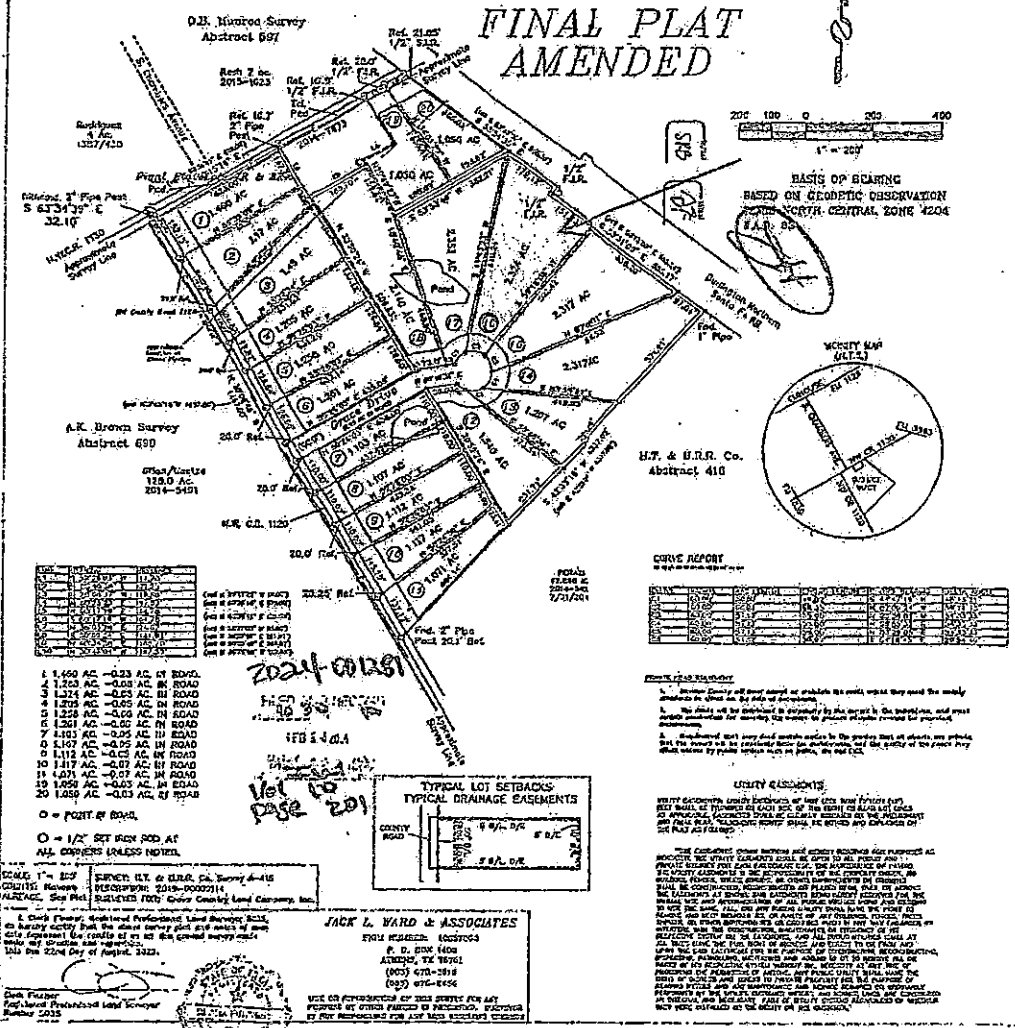
SRB

AT

Seller's Initials:

SRB

GRACE PRAIRIE FINAL PLAT AMENDED



STATE OF TEXAS,
COUNTY OF HAVARD, KNOW ALL MEN BY THESE PRESENTS:

THAT CROSS COUNTRY LAND COMPANY IS THE OWNER OF THE TRACT OF LAND SHOWN HEREON AND DOES HEREBY ADVERTISE THIS PLAT DESIGNATING THE PROPERTY AS LOTS 1 THROUGH 20 OF GRACE PRAIRIE, HAVARD COUNTY, TEXAS, AND RESOLVE TO THE PUBLIC (UNDER ALL RIGHTS AND EASEMENTS SHOWN HEREON).

WITNESS OUR HANDS ON THIS 2 DAY OF Feb., 2024

[Signature]
John Hays
4500 Duff Ave. Bldg. 420
Addicks, TX 77001-9510

STATE OF TEXAS,
COUNTY OF HAVARD, 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 JOHN HAYS, PERSON TO ME TO BE, THE PERSON THESE SUBSCRIBED TO THE FOREGOING, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED TO THE SAME FOR THE PURPOSES HEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS,
COUNTY OF HAVARD, KNOW ALL MEN BY THESE PRESENTS:

CERTIFICATE OF APPROVAL BY THE COMMISSIONER OF THE COUNTY OF HAVARD, TEXAS: APPROVED THIS DATE, THE 13 DAY OF February, 2024.

COUNTY CLERK

[Signature]
COMMISSIONER, PRECINCT #1

[Signature]
COMMISSIONER, PRECINCT #2

STATE OF TEXAS,
COUNTY OF HAVARD, KNOW ALL MEN BY THESE PRESENTS:

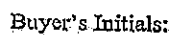
THAT I, COUNTY CLERK FOR THE COUNTY OF HAVARD, DO HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN MY OFFICE ON THIS 14 DAY OF Feb., 2024.

[Signature]
COUNTY CLERK

THIS PLATED AREA MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR ON-SITE SEWAGE DISPOSAL FACILITIES, TO BE LICENSED BY HAVARD COUNTY.

[Signature] 2-14-2024
AUTHORIZED REPRESENTATIVE
HAVARD COUNTY

Grace Prairie
Exhibit "A"
[Property Description]



Seller's Initials: