

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

March 6, 2019

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.

2019-27
FILED FOR RECORD
AT 2:05 O'CLOCK P M.
MAR 12 2019
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

Deed of Trust:

Dated: May 7, 2018

Grantor: Tamara A. Coon and Jesse Wade

Trustee: David K. Waggoner

Beneficiary: Kenneth J. Brown and Selina M. Brown

Recorded in: Clerk's Instrument Number 00003336,
Official Public Records of Navarro County, Texas

Secures: Real Estate Lien Note (the "Note") in the original principal amount of \$13,000.00, executed by Tamara A. Coon and Jesse Wade and payable to the order of Kenneth J. Brown and Selina M. Brown

Description of the Real Property: All of the real property (the "Property") described as follows, *to wit*:

All that certain lot, tract or parcel of land located in the J. MCDUGALD SURVEY, ABSTRACT 576, in Navarro County, Texas, and being part of a called 2.236 acre tract of land a described in Deed to Gene Kelly recorded in Volume 1640, Page 510 of the Official Public Records of Navarro County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the southerly corner of the said Kelly tract, and at the intersection of the northerly line of US Highway No. 287 with the northwest line of SE CR 3080;

- THENCE North 69 deg. 32 min. 00 sec. West, along the northerly line of said highway and the southwest line of the said Kelly tract 137.72 feet to a 5/8 inch iron rod set for the southwest corner of this tract;
- THENCE North 20 deg. 35 min. 39 sec. East, through the said Kelly tract 281.14 feet to a 5/8 inch iron rod set for the north corner of this tract, on the northeast line of the said Kelly tract and the southwest line of a called 14 acre tract of land a described in Deed to Sandra Lee Baer recorded in Volume 1036, Page 35 of the Deed Records of Navarro County, Texas;
- THENCE South 38 deg. 39 min. 13 sec. East, along the common line of the said Kelly tract and the said Baer tract 282.87 feet to a 5/8 inch iron rod found at the easterly corner of the said Kelly tract, the southeasterly corner of the said Baer tract and in the northwest line of said county road;
- THENCE South 58 deg. 18 min. 15 sec. West, along the southeast line of the said Kelly tract 172.28 feet to the Point of Beginning and Containing 1.00 acre of land, more or less.

*Basis of Bearings: per Volume 1640, Page 510

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, 2019

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.

Executed this 6th day of March, 2019.



David K. Waggoner, Trustee
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