

2013-128
FILED FOR RECORD
AT 10:05 O'CLOCK P.M.
JUL 16 2013

NOTICE OF FORECLOSURE SALE
(Trustee's Sale)

SHERRY DOWD
COUNTY CLERK, NAVARRO COUNTY, TEXAS
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.

1. **Property To Be Sold.** The real property to be sold is described as follows, to wit:

All that certain lot, tract or parcel of land in Navarro County, Texas, being more fully described on Exhibit "A" attached hereto (the "Property").

2. **Date, Time, and Place of Sale.** The foreclosure sale (the "Sale") is scheduled to be held at the following date, time, and place:

Date: August 6, 2013

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: Navarro County Courthouse in Corsicana, Texas, at the following location: at or around the south steps on the first floor as prescribed by the Commissioner's Court of Navarro County, Texas.

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.

3. **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 promissory note (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 Property shall be sold on an "AS IS, WHERE IS" basis. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY, IF ANY, IN THIS DISPOSITION.

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.

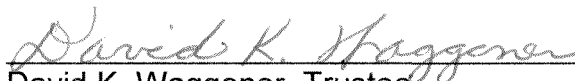
The Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and 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.

4. Type of Sale. 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 executed by Leonard D. Cato. The Deed of Trust is dated February 1, 2011, and is recorded in the office of the County Clerk of Navarro County, Texas, under County Clerk's File Number 00005402, of the Official Public Records of Navarro County, Texas.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to: (1) the Note in the original principal amount of \$87,013.55, executed by Leonard D. Cato, and payable to the order of Cross Country Land Company, Inc.; (2) all renewals and extensions of the Note; and (3) any and all present and future indebtedness of Leonard D. Cato to Cross Country Land Company, Inc., who is the current owner and holder of the Obligations, and is the Beneficiary under the Deed of Trust.

6. Default and Request To Act. 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.

Executed this 15th day of July, 2013.



David K. Waggoner, Trustee
Attorney At Law
321 North 12th Street
P.O. Box 3075
Corsicana, Texas 75151
Telephone: 903-874-1000
Info@WaggonerLawFirm.net

EXHIBIT "A"

Page 1 of 2

FIELD NOTES

CROSS COUNTRY CATTLE CO.
22.20 ACRES
(TRACT 2)

CHARLES COVINGTON SURVEY
ABSTRACT 145

NAVARRO COUNTY

All that certain lot, tract, or parcel of land situated in the Charles Covington Survey Abstract 145, Navarro County, Texas, being part of a called 44.33 acre tract described as Tract II and being part of a called 44.46 acre tract described as Tract I by deed recorded under Instrument No. 2008-00010639, Deed Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows:

BEGINNING on a set 1/2" iron rod for the southwest corner of this tract located N58°57'24"E 459.77 feet from the southwest corner of the above mentioned 44.33 acre tract;

THENCE N30°00'00"W 2102.96 feet to the northwest corner of this tract located in the centerline of County Road No. NW0160; Witness: S30°00'00"E 19.6 feet, a set 1/2" iron rod.

THENCE with said centerline N59°07'20"E 460.04 feet to the northeast corner of this tract; Witness: S30°00'00"E 11.2 feet, a set 1/2" iron rod.

THENCE S30°00'00"E 2101.63 feet to a set 1/2" iron rod for the southeast corner of this tract;

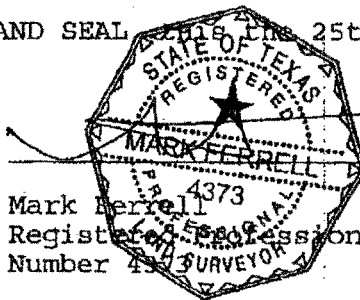
THENCE S58°57'24"W 460.06 feet to the place of beginning and containing 22.20 acres of land.

SURVEYOR'S CERTIFICATION

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above field notes and plat of even date represent the results of an on the ground survey made under my direction and supervision and the dimensions shown are true and correct to the best of my knowledge and belief.

WITNESS MY HAND AND SEAL this 25th day of April, 2008.

Mark Ferrell
JLC



Revised 03/04/09

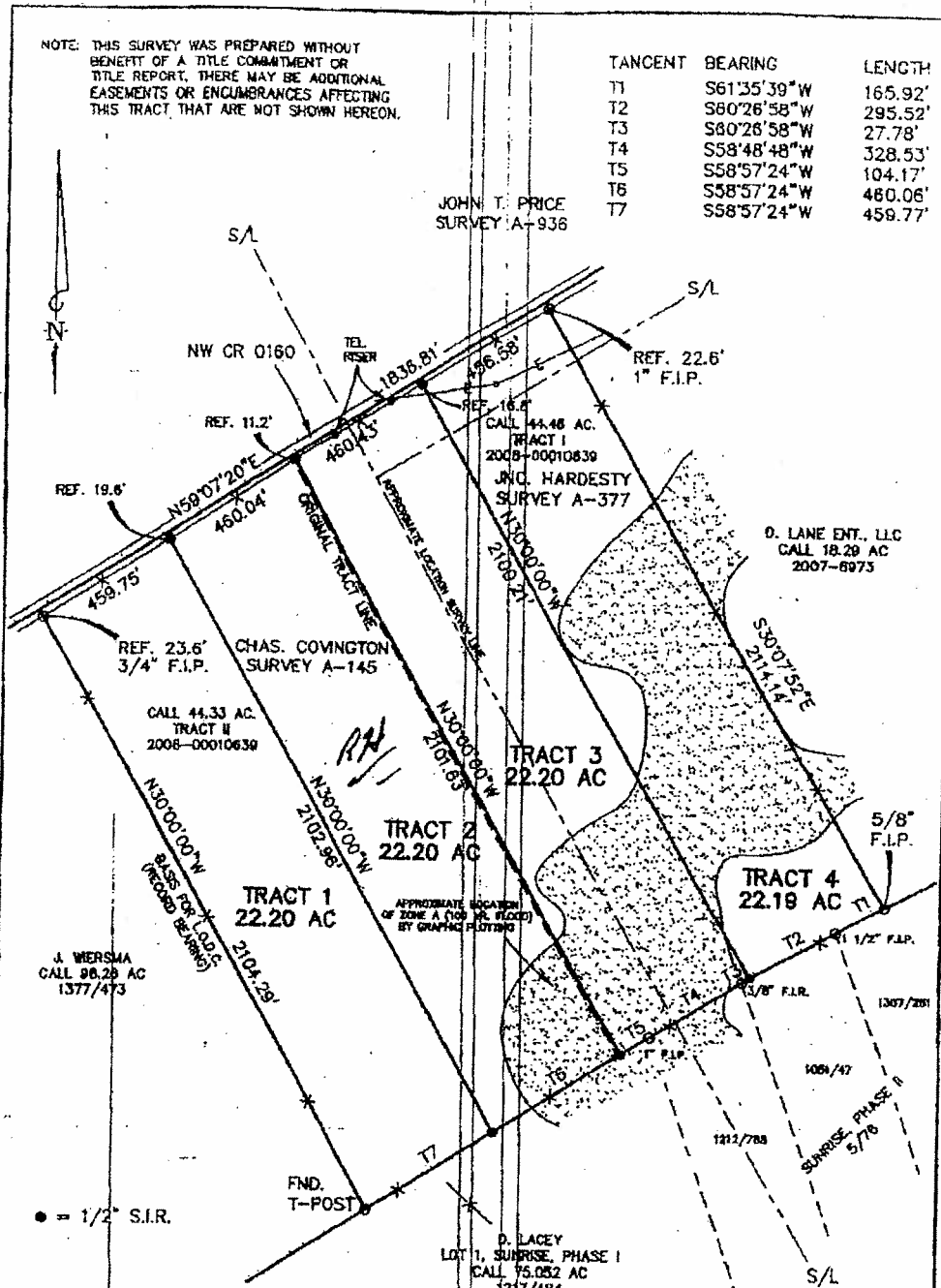
Mark Ferrell
Registered Professional Land Surveyor
Number 4373

MJ

EXHIBIT "A"

NOTE: THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT. THERE MAY BE ADDITIONAL EASEMENTS OR ENCUMBRANCES AFFECTING THIS TRACT THAT ARE NOT SHOWN HEREON.

TANGENT	BEARING	LENGTH
T1	S61°35'39"W	165.92'
T2	S80°26'58"W	295.52'
T3	S80°26'58"W	27.78'
T4	S58°48'48"W	328.53'
T5	S58°57'24"W	104.17'
T6	S58°57'24"W	460.06'
T7	S58°57'24"W	459.77'



INITIAL
[Handwritten initials]

NOTE: FLOOD ZONE INFORMATION PROVIDED BY FLOOD INSURANCE RATE MAP NUMBER 480950001C REVISED JANUARY 19, 2006.

SCALE: 1" = 400'
 COUNTY: NAVARRO
 ACREAGE: 88.79 AC

NOTE: ALL BEARINGS & DISTANCES ARE CALL & ACTUAL

SURVEY: SEE PLAT
 DESCRIPTION: INSTR. #2008-00010639
 SURVEYED FOR: CROSS COUNTRY LAND

I, Mark Forrester, Registered Professional Land Surveyor 4373, do hereby certify that the bearings, distances, and notes of even date represent the results of a survey made under my direction and supervision.



HEARN SURVEYING ASSOCIATES

201 HWY. 175 W, SUITE 2
 ATHENS, TX 75751
 (903) 875-2858

1-800-432-7670

USE OR REPRODUCTION OF THIS SURVEY FOR ANY PURPOSE BY OTHER PARTIES IS PROHIBITED. SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.