

2015-15
FILED FOR RECORD
AT 3:00 O'CLOCK P.M.

NOTICE OF FORECLOSURE SALE

JAN 27 2015

Notice is hereby given of a public non-judicial foreclosure sale.

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

1. Property To Be Sold. The property to be sold is ~~described in the Deed~~ DEPUTY

All that certain lot, tract or parcel of land, being 4.219 acres tract situated in the Jeremiah Crabb Survey, Abstract No. 166, in Navarro County, Texas, and being a part of a called 110.29 acres tract described in deed from Jack Todd to Louis Wolens, dated July 27, 1972, recorded in Volume 813, Page 358, of the deed records of Navarro County, Texas, said 4.219 acres tract being more fully described as follows:

BEGINNING at a 1" iron stake in the East right-of-way of Farm Road 1839 for corner, said point bears South 30° 45" East 1321.8 feet and South 60° 07" West 2432.3 feet from the original Northeast corner of called 110.29 acres tract;

THENCE North 30° 37' West with East right-of-way of said Farm Road 602.7 feet to a point in the center of a private road for corner, which a 1" iron stake bears South 30° 37' East at 25 feet;

THENCE with center of road North 60° 07' East 500 feet, and South 80° 18' East 85 feet to corner, which 1" iron stake bears South 15° 35' West at 25 feet;

THENCE South 15° 35' West 782.2 feet to the PLACE OF BEGINNING and containing 4.219 acres of land, of which 0.336 acres are within private road.

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

the posting and filing requirements of the Texas Property Code. Such reposting or refiling 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 note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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 Ramferi Martinez. The Deed of Trust is dated April 25, 2012, and is recorded in Instrument No. 3354 (2012) 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 promissory note in the original principal amount of \$25,000.00, executed by Ramferi Martinez, and payable to the order of Ennis State Bank; and (2) all modifications, renewals and extensions of the