

2016-87

FILED FOR RECORD
AT 3:10 O'CLOCK P.M.

JUN 14 2016

NOTICE OF FORECLOSURE SALE

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

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
DEPUTY

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

TRACT 1: All that certain lot, tract or parcel of land situated in Navarro County, Texas, on the John McNeal Survey, Abstract No. 8, and being further described on Exhibit "A" attached hereto and made a part hereof for all purposes.

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

Date: July 5, 2016

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, at the following location: Front entrance of the Navarro County Courthouse at 800 N. Main Street, Corsicana, 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 reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting 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 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 Jose Antonio Hernandez Cruz and Leora Rochelle Rodriguez Leal. The Deed of Trust is dated November 9, 2012, and is recorded in Instrument No. 10168 (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 \$41,500.00, executed by Jose Antonio Hernandez Cruz and Leora Rochelle Rodriguez Leal, and payable to the order of Arrowwood Development Corporation; and (2) all modifications, renewals and extensions of the note. Arrowwood Development Corporation is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: June 14, 2016



Lowell Olsen Dunn, Trustee

FIELD NOTES

IZZ RAZZ, INC.

3.169 ACRES

EXHIBIT "A"

JOHN McNEAL SURVEY

A-8

NAVARRO COUNTY, TEXAS

All that certain lot, tract or parcel of land situated in Navarro County, Texas on the John McNeal Survey, A-8 and being the same called 3.1688 acre tract conveyed to Jackie G. Tramel and wife Shirley A. Tramel by James C. Bryant and wife Kathryn W. Bryant by deed dated May 28, 1993 and recorded in Volume 1267, Page 356 of the Navarro County Deed Records. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1" Galvanized Pipe found in the West right-of-way of U. S. Highway 175, at the Southeast corner of the called 3.1688 acre tract and the Northeast corner of the C. R. Black 1.147 acre tract recorded in Volume 884, Page 95;

THENCE SOUTH 77 degrees 40 minutes 48 seconds West 168.89 feet to a 1/2" iron rod set at the Northwest corner of the Black 1.147 acre tract and in the East right-of-way of the T & N O Railroad;

THENCE along the East right-of-way of railroad, North 4 degrees 21 minutes West, 109.71 feet to a 60 d nail set for corner and North 6 degrees 39 minutes 59 seconds West 1665.00 feet to a 1/2" iron rod set for corner at the intersection of U. S. Highway 175 and railroad;

THENCE SOUTH 10 degrees 46 minutes 41 seconds East along the West right-of-way of U. S. Highway 175, 396.19 feet to a 1/2" iron rod set for corner;

THENCE SOUTH 12 degrees 20 minutes East, along the West right-of-way of U. S. Highway 175, 1368.46 feet to the place of beginning and containing 3.169 acres of land.

1500 N. Sun. Ave
MRS. W. C. W. 0002
01155 TX 75110
Return to