

JAN 17 2017

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale. **SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS**  
BY KL Dyer DEPUTY

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

All that certain lot, tract or parcel of land situated in Navarro County, Texas on the John McNeal League, Abstract No. 8 and being a part of the 143.345 acre tract conveyed to IzzRazz, Inc. by Baylor University et al by deed dated December 20, 2004 and recorded in Volume 1731, Page 390, of the Official Public Records of Navarro County, Texas. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set in the East right-of-way of I-45 Access Road (ROW deed recorded in Volume 635, Page 35) at the Southwest corner of a 10.10 acre tract surveyed this date, and being South 11 degrees 22 minutes 10 seconds East 1200.64 feet from a 6" X 6" wooden right-of-way monument found at the Northwest corner of the 143.345 acre tract;

THENCE North 81 degrees 90 minutes 40 seconds East 1153.91 feet to a 1/2" iron rod set at the Southeast corner of the 10.10 acre tract and in the Southwest line of a 11.276 acre tract surveyed this date;

THENCE South 46 degrees 42 minutes 21 seconds East 59.98 feet to a 1/2" iron rod set at the Southwest corner of the 11.276 acre tract and in the Northwest margin of an old lane;

THENCE South 44 degrees 36 minutes 22 seconds West, along fence and old lane, 281.29 feet to a 1/2" iron rod set for corner;

THENCE South 46 degrees 00 minutes 24 seconds East, along fence, 242.17 feet to a 1/2" iron rod set at the Northeast corner of another 10.10 acre tract surveyed this date;

THENCE South 80 degrees 14 minutes 43 seconds West 1122.67 feet to a 1/2" iron rod set in the East right-of-way of the I-45 Access Road and the Northwest corner of the 10.10 acre tract;

THENCE North 6 degrees 43 minutes West, along access road, 207.16 feet to a 6" X 6" wooden right-of-way monument found for corner;

THENCE along the East right-of-way of access road around a curve to the left having a central angle of 2 degrees 15 minutes 51 seconds, a radius of 5537.27 feet, a distance of 218.83 feet (Long Chord North 7 degrees 50 minutes 56 seconds West 218.82 feet) to the PLACE OF BEGINNING and containing 10.286 acres of land.

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

Date: February 7, 2017

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 300 W. 3<sup>rd</sup> Avenue, 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 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 Jose Armando Toribio. The Deed of Trust is dated November 6, 2015, and is recorded in Instrument No. 7882 (2015) 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 \$49,500.00, executed by Jose Armando Toribio, and payable to the order of IzzRazz, Inc.; and (2) all modifications, renewals and extensions of the note. IzzRazz, Inc. 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: January 17, 2017



Lowell Olsen Dunn, Trustee