

NOTICE OF FORECLOSURE SALE

JAN 17 2017

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

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

SEE 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: 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. 3rd 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.

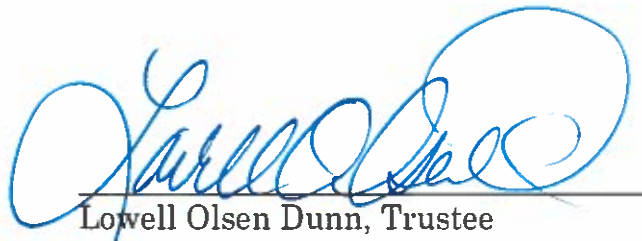
4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Jessica Garay and Alex Munoz. The Deed of Trust is dated March 27, 2015, and is recorded in Instrument No. 2272 (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 \$28,800.00, executed by Jessica Garay and Alex Munoz, 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

EXHIBIT "A"

FIELD NOTES

**10.12 ACRES OF LAND
PART OF THE MARTENSON TRACT**

**W. GILBERT SURVEY
ABSTRACT NO. 326**

TRACT 3 NAVARRO COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the W. Gilbert Survey, Abstract No. 326, Navarro County, Texas and being part of a called 98.59 acre tract as described in Deed to Richard Martenson and wife, Debra Martenson recorded as Document No. 2007 2669 of the Deed Records of Navarro County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a point in NE CR 2060, in the northwesterly line of the said Martenson tract from which the northerly corner of the said Martenson tract bears N 59° 37' 20" E, 905.94 feet, a 1/2" iron rod found bears S 59° 37' 20" W, 618.56 feet and a 1/2" iron rod set bears S 31° 27' 09" E, 20.00 feet;

THENCE, N 59° 37' 20" E, 365.00 feet with said NE CR 2060 and along the northwesterly line of the said Martenson tract to a point in said county road for the northerly corner of this tract from which a 1/2" iron rod set bears S 30° 27' 23" E, 20.00 feet;

THENCE, S 30° 27' 23" E, 1254.13 feet through the said Martenson tract to a 1/2" iron rod set for the easterly corner of this tract;

THENCE, S 62° 34' 00" W, 343.98 feet continuing through the said Martenson tract to a 1/2" iron rod set for the southerly corner of this tract;

THENCE, N 31° 27' 09" W, 1236.68 feet continuing through the said Martenson tract to the POINT OF BEGINNING AND CONTAINING 10.12 ACRES OF LAND MORE OR LESS.

***BASIS OF BEARING: RECORDED DEED DOCUMENT NO. 2007 2669 OF THE DRNCT.**