

2017-41

FILED FOR RECORD
AT 11.19 O'CLOCK A M.

NOTICE OF TRUSTEE'S SALE

Date: May 4, 2017

Trustee: Lowell Olsen Dunn

Lender/Holder: IzzRazz, Inc., a Minnesota corporation

Note: Promissory Note, dated June 15, 2015, in the original principal sum of \$49,500.00, executed by Roberto Trujillo and David Perez and payable to the order of IzzRazz, Inc., a Minnesota corporation.

Deed of Trust

Date: June 15, 2015

Grantor: Roberto Trujillo and David Perez

Lender: IzzRazz, Inc., a Minnesota corporation

Recording Information: Instrument No. 2015-4049, Official Records of Navarro County, Texas.

Property: All that certain lot, tract or parcel of land situated in Navarro County, Texas, in 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 $\frac{1}{2}$ " 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 10.286 acre tract surveyed this date, and being S $10^{\circ}18'13''$ E 1625.81 feet from a 6" x 6" wooden right-of-way monument found at the Northwest corner of the 143.345 acre tract;

THENCE N $80^{\circ}14'43''$ E 1122.67 feet to a $\frac{1}{2}$ " iron rod set in the Southwest margin of an old lane at the Southeast corner of the 10.286 acre tract;

THENCE S $46^{\circ}00'24''$ E along fence, 278.34 feet to a $\frac{1}{2}$ " iron rod set at the North corner of the Virgil Blackburn 36.00 acre tract recorded in Volume 847, Page 30, an angle corner of the 143.345 acre tract;

THENCE S $10^{\circ}29'20''$ W along fence, 140.19 feet to a $\frac{1}{2}$ " iron rod set for corner;

THENCE S $80^{\circ}14'43''$ W 1257.65 feet to a $\frac{1}{2}$ " iron rod set for corner in the East right-of-way of the I-45 Access Road;

THENCE N $06^{\circ}43'$ W along Access Road, 356.49 feet to the place of beginning and containing 10.10 acres of land.

County: Navarro

Date of Sale of Property (*first Tuesday of month*): June 6, 2017

Time of Sale: 10:00 a.m.

Place of Sale: The front steps of the Navarro County Courthouse, 300 West Third Avenue, Corsicana, Navarro County, Texas.

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 AS A MEMBER

OF A 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.

Lowell Olsen Dunn is Trustee under the Deed of Trust. Lender/Holder has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "AS IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Lowell Olsen Dunn, Trustee