

2017-145
FILED FOR RECORD
AT 11:20 O'CLOCK A M.
DEC 12 2017

Notice of Foreclosure Sale

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY OT DEPUTY

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.

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

All that certain lot, tract or parcel of land being part of Block 25 in the Town of Frost, according to the plat of said Town of Frost recorded in Volume 80, page 5, of the Deed Records of Navarro County, Texas and being more fully described on Exhibit "A" attached hereto and made a part hereof for all purposes.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING PART OF BLOCK 25 IN THE TOWN OF FROST, ACCORDING TO THE PLAT OF SAID TOWN OF FROST RECORDED IN VOLUME 80, PAGE 5 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS AND BEING LOTS 4, 5, AND 6 IN SAID BLOCK 25 AS DESCRIBED IN A DEED TO MARIA SEVERINA LUNA RECORDED IN VOLUME 1398 PAGE 27, DEED RECORDS, NAVARRO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 5/8" IRON PIN FOUND AT THE INTERSECTION OF THE SOUTHEAST LINE OF E. SOUTH FRONT STREET WITH THE NORTHWEST LINE OF BECK STREET, SAID IRON ALSO BEING THE NORTH CORNER OF SAID LOT 6;

THENCE S49°25'30"W, WITH THE NORTHWEST LINE OF SAID BECK STREET, 152.5' TO A 5/8" IRON ROAD FOUND AT THE EASTERLY CORNER OF SAID LOT 6 AND ALSO BEING ON THE NORTHWESTERLY LINE OF AN ALLEY;

THENCE N30°W WITH THE NORTHWESTERLY LINE OF SAID ALLEY AND WITH THE SOUTHERLY LINE OF SAID LOTS 4, 5, AND 6, 158' TO A 5/8" IRON ROD FOUND AT THE COMMON SOUTH CORNER OF LOTS 3 AND 4;

THENCE N50°E WITH THE COMMON LINE OF SAID LOTS 3 AND 4, 150' TO A 3/8" IRON ROD FOUND ON THE SOUTHEAST LINE OF SAID E. SOUTH FRONT STREET;

THENCE S30°E WITH THE SOUTHEAST LINE OF SAID E. SOUTH FRONT STREET, 140' TO THE PLACE OF BEGINNING AND CONTAINING 0.53 ACRES OF LAND, MORE OR LESS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust electronically recorded in the real property records of Navarro County, Texas, document #2017-00001187.

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

Date: January 2, 2018

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: South Entrance, Navarro County Courthouse
303 West 3rd Avenue
Corsicana, Texas 75110

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. The reposting or resiling may be after the date originally scheduled for this sale.

4. *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 their bid immediately in cash if their bid is accepted.

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. The sale shall not cover any part of the property that has been released of public record from the lien of 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.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is,

where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust, security agreement and financing statement executed by Ryan Lyons on behalf of CPR Property Investments, LLC, a Texas limited liability company.

The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$85,000, executed by Ryan Lyons on behalf of CPR Property Investments, LLC, a Texas limited liability company, and payable to the order of Loan Ranger Capital Investments, LLC. Loan Ranger Capital Investments, LLC, 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 or to the beneficiary, Loan Ranger Capital Investments, LLC, 111 Congress Ave., Ste. 400, Austin, Travis County, Texas 78701.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has authorized me, as substitute 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: December 11, 2017.



Matthew Crum
711 West 7th Street
Austin, Texas 78701
Telephone (512) 225-5590
Telecopier (512) 692-2895