

**NOTICE OF FORECLOSURE SALE**

March 6, 2018

DEED OF TRUST ("Deed of Trust"):

Dated: October 15, 2016

Grantor: MAURICIO JIMENEZ and DALIA CHAVARRIA

Trustee: TONY BOYKIN

Lender: BLAIZE RANCH LAND COMPANY, LLC

Recorded in: Clerk's Document Number 00007856 of the real property records of Navarro County, Texas

Legal Description: Tract Nine (9) of BLAIZE RANCH LAND COMPANY, LLC, a being 10.05 acres of land in the JOHN DALTON Survey, A-228 and the JACOB ALLBRACHET Survey, A-40, Navarro County, Texas, as more fully described by metes and bounds in Exhibit "A" attached hereto

Secures: Promissory Note ("Note") in the original principal amount of \$46,000.00, executed by MAURICIO JIMENEZ and DALIA CHAVARRIA ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Foreclosure Sale:

Date: Tuesday, January 2, 2018

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 11:00 a.m. and not later than three hours thereafter.

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

2018-7  
FILED FOR RECORD  
AT 12:03 O'CLOCK P.M.

JAN 30 2018

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that BLAIZE RANCH LAND COMPANY, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, BLAIZE RANCH LAND COMPANY, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of BLAIZE RANCH LAND COMPANY, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with BLAIZE RANCH LAND COMPANY, LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

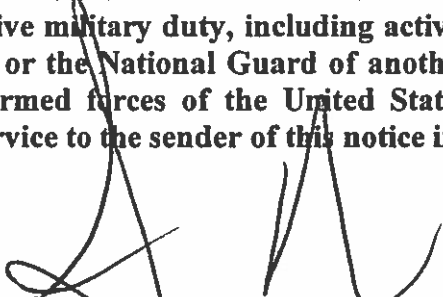
If BLAIZE RANCH LAND COMPANY, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by BLAIZE RANCH LAND COMPANY, LLC. 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 "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.**



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GEORGE M. ROBINSON, Substitute Trustee  
129 South Mount  
Fairfield, TX 75840  
Telephone (903) 389-2203  
Telecopier (903) 389-4542

**Williford Land Surveying**  
 P O Box 1266 • Mexia Texas 76667  
 Ph 254-562-2837 • Fx 254-562-2867  
 Cint Williford RPLS#5973

**Legal Description**  
 For Blaise Ranch Land Company, L.L.C  
 John Dalton Survey, Abstract No. 228  
 Jacob Allbrachet Survey, Abstract No. 40  
 Navarro County, Texas

**10.05 Acre - Tract 9**

All that certain lot, tract or parcel of land, part of the John Dalton Survey, Abstract No. 228 and the Jacob Allbrachet Survey, Abstract No. 40, Navarro County, Texas, being part of the certain called 200.00 acre tract described in a deed to Blaise Ranch Land Company, L.L.C from John Milligan et al on May 12, 2016 in Document No. 2016-3249 of the Official Public Records of Navarro County, Texas and being more completely described as follows, to-wit:

**BEGINNING**, at a 1/2" iron rod (set) in the Northwest line of the above mentioned 200.00 acre tract, in the Southeast line of the residue of a called 64 acre First Tract conveyed to Alfred Davidson Milligan and Betty Jane Milligan in Volume 428 Page 36 and being the Northwest corner of a 10.06 acre Tract 8 described on this day, from which a 1/2" iron rod (set) for the North corner of the 200.00 acre tract bears North 61 deg. 58 min. 42 sec. East = 1,579.85 ft.

**THENCE** South 07 deg. 09 min. 49 sec. West across the 200.00 acre tract and with the West line of the 10.06 acre Tract 8 at 2,124.02 ft. pass a 1/2" iron rod (set) for reference and continue a total distance of 2,156.07 ft. to the Southwest corner of same, the Southeast corner of this tract, in the North line of a 13.35 acre Tract 14 described on this day and being in the center of SW County Road No. 2360;


**THENCE** North 56 deg. 37 min. 47 sec. West continuing across the 200.00 acre tract, with the North line of the 13.35 acre Tract 14 and with the center of SW County Road No. 2360 a distance of 200.00 ft. to the Southwest corner of this tract and being the Southeast corner of a 10.04 acre Tract 10;

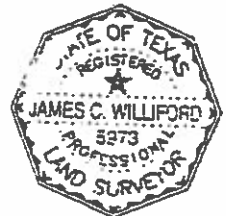
**THENCE** North 06 deg. 35 min. 47 sec. East continuing across the 200.00 acre tract and with the East line of the 10.04 acre Tract 10, at 25.04 ft. pass a 1/2" iron rod (set) for reference and continue a total distance of 2,014.63 ft. to a 1/2" iron rod (set) for the Northeast corner of same, in the Northwest line of the 200.00 acre tract and being in the Southeast line of the residue of said 64 acre Milligan tract;

**THENCE** North 61 deg. 58 min. 42 sec. East with the Northwest line of the 200.00 acre tract and the Southeast line of the residue of the 64 acre Milligan tract, a distance of 263.38 ft. to the place of beginning, and containing 10.05 acres of land.

The bearings recited herein are based on GPS observation.

I James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the legal description herein was prepared from an actual survey made on the ground under my direction and supervision.

  
 James C. Williford  
 Registered Professional Land Surveyor No. 5973  
 Firm Registration No. 10082500  
 May 28, 2016  
 Job No. 16-081109  
 Plat accompanies legal description



Printed for Record on:  
 Record Company  
 On May 28, 2016 at 11:22  
 Book 10082500  
 Page 0204  
 Instrument Number 25047  
 File  
 File Name Blaise Ranch

STATE OF TEXAS  
 I hereby certify that this plat is a true and correct copy of the original as filed in the office of the County Clerk of Navarro County, Texas.

Notary Public  
 Sherri Beadle, 10082500  
 Navarro County

RECORD OF NAVARRO COUNTY, TEXAS  
 This plat is a true and correct copy of the original as filed in the office of the County Clerk of Navarro County, Texas.