

2018-14

NOTICE OF FORECLOSURE SALE

February 9, 2018

FILED FOR RECORD
AT 9:53 O'CLOCK M.

FEB 9 2018

Deed of Trust ("Deed of Trust"):

Dated: July 19, 2015

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY for [Signature] DEPUTY

Grantor: ILEANA LOPEZ

Trustee: TONY BOYKIN

Lender: BLAIN LAND COMPANY, LLC

Recorded in: Document No. 00005222 of the real property records of Navarro County, Texas

Legal Description: 5.18 acres of land, being Tract Twenty-One (21) of BLAIN LAND COMPANY, LLC, a subdivision in Navarro County, Texas, according to the map or plat thereof recorded in Vol. 8, Page 188, Map and Plat Records of Navarro County, Texas,

Secures: Promissory Note ("Note") in the original principal amount of \$27,000.00, executed by ILEANA LOPEZ ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, March 6, 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, 300 West Third Avenue, Corsicana, Texas 75110

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 BLAIN 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, BLAIN 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 BLAIN 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 BLAIN 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 BLAIN 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 BLAIN 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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