

2018-70
FILED FOR RECORD
AT 2:40 O'CLOCK P.M.
JUL 31 2018

NOTICE OF TRUSTEE'S SALE

Date: July 31, 2018

Trustee: Lowell Olsen Dunn

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

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY S. J. Hall DEPUTY

Note: Promissory Note, dated August 6, 2010, in the original principal sum of \$28,000.00, executed by Inosencio Mirafuentes and payable to the order of IzzRazz, Inc., a Minnesota corporation.

Deed of Trust

Date: August 6, 2010

Grantor: Inosencio Mirafuentes

Lender: IzzRazz, Inc., a Minnesota corporation

Recording Information: Instrument No. 5532 (2010), Official Records of Navarro County, Texas; said Note and lien(s) having been assumed by Paul Baker and Olga Baker, a married couple, by Assumption Warranty Deed With Vendor's Lien, dated September 9, 2010, recorded in Instrument No. 6408 (2010), Official Records, Navarro County, Texas.

Property: All that certain lot, tract or parcel of land being Lot Eight (8) out of Block 12 of the Subdivision located about a mile South of the limits of Kerens, Navarro County, Texas, and is the East one-half of that certain tract of property as described in a deed from R. H. Daniel to the Trustees of the Kerens Presbyterian Church, dated July 7, 1936, of record in Volume 393, Page 111 of the Deed Records of Navarro County, Texas, and being described as third tract in said deed, and being the same described property as shown in a deed from Willie M. Sayles, a widow, to Edna Fay Allen, dated May 5, 190, of record in Volume 783, Page 622 of the Deed Records of Navarro County, Texas. Said property is referred to as Lot 33, Goodlow Park South Subdivision by the Navarro Central Appraisal District.

County: Navarro

Date of Sale of Property (*first Tuesday of month*): September 4, 2018

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