

**NOTICE OF TRUSTEE'S SALE**

2018-71  
FILED FOR RECORD  
AT 2:44 O'CLOCK P.M.

JUL 31 2018

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

**Date:** July 31, 2018

**Trustee:** Lowell Olsen Dunn

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

**Note:** Promissory Note, dated November 14, 2012, in the original principal sum of \$18,500.00, executed by Paul Baker and Randy Ransonette and payable to the order of IzzRazz, Inc., a Minnesota corporation.

**Deed of Trust**

**Date:** November 14, 2012

**Grantor:** Paul Baker and Randy Ransonette

**Lender:** IzzRazz, Inc., a Minnesota corporation

**Recording Information:** Instrument No. 10227 (2012), Official Records of Navarro County, Texas.

**Property:** All that certain lot, tract or parcel of land situated in the City of Corsicana, Navarro County, Texas, and being Lot No. 8, in Block No. 1021, according to the Official Map of the City of Corsicana, Navarro County, Texas.

**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