

FILED FOR RECORD  
AT 3:33 O'CLOCK P.M.

MAR 15 2019

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**Date:** March 15, 2019

**Substitute Trustee:** Lowell Olsen Dunn

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

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY [Signature] DEPUTY  
2019-29

**Note:** Promissory Note, dated July 24, 2012, in the original principal sum of \$75,000.00, executed by Victor M. Pulido and Alma Lorena Pulido and payable to the order of IzzRazz, Inc., a Minnesota corporation.

### Deed of Trust

**Date:** July 24, 2012

**Grantor:** Victor M. Pulido and Alma Lorena Pulido

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

**Recording Information:** Instrument No. 6404 (2012), Official Records of Navarro County, Texas.

**Property:** All that certain lot, tract or parcel of land situated in Navarro County, Texas on the John McNeal League, A.-18, and being a part of the 143.345 acre tract conveyed to IzzRazz, Inc. by Baylor University, et al, by deed dated December 20, 2004, and recorded in Volume 1731, Page 390 of the Official Public Records of Navarro County, Texas. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found in the East margin of the I-45 access road, the West line of the 143.345 acre tract and the Southwest corner of a 10.02 acre tract surveyed August 4, 2010 and being South 12°54' West 130.42 feet and South 17°16' East 283.57 feet from a 6" x 6" wooden right-of-way monument found at the Northwest corner of the 143.345 acre tract;

THENCE North 61°43'18" East, through the 143.345 acre tract and along the South line of the 10.02 acre tract surveyed previously, 855.46 feet to a ½" iron rod found at the Southeast corner of the 10.02 acre tract and in an AT&T right-of-way;

THENCE North 05°36'40" West, 401.54 feet to a ½" iron rod found at the East corner of the 10.02 acre tract, in the Southwest margin of SE County Road 1050 and at the intersection of the AT&T right-of-way and the Northeast line of the 143.345 acre tract;

THENCE South 44°58'31" East, along SE County Road 1050, 360.79 feet to a ½" iron rod set for corner;

THENCE South 01°11'20" East, 589.96 feet to a ½" iron rod set for corner in the centerline of an TP&L H-frame transmission line recorded in Volume 348, Page 158;

THENCE along centerline of transmission line, South 64°10'29" West, 956.00 feet to a ½" iron rod set in the West line of the 143.345 acre tract and the East margin of I-45 access road;

THENCE around a curve to the left having a central angle of 04°53'21", a radius of 5537.27 feet, length of 472.50 feet (Long Chord North 14°49'20" West 472.36 feet) to the place of beginning and containing 12.50 acres of land.

**County:** Navarro

**Date of Sale of Property (first Tuesday of month):** May 7, 2019.

**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.

Lender/Holder has appointed Lowell Olsen Dunn as Substitute Trustee under the Deed of Trust. Lender/Holder has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute 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.



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**Lowell Olsen Dunn, *Substitute Trustee***