

FILED FOR RECORD
AT 3:30 O'CLOCK P M.

NOTICE OF TRUSTEE'S SALE

MAR 15 2019

Date: March 15, 2019
Trustee: Lowell Olsen Dunn
Lender/Holder: IzzRazz, Inc., a Minnesota corporation

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

Note: Promissory Note, dated July 9, 2013, in the original principal sum of \$28,000.00, executed by Laura Pulido and payable to the order of IzzRazz, Inc.

2019-28

Deed of Trust

Date: July 9, 2013
Grantor: Laura Pulido
Lender: IzzRazz, Inc., a Minnesota corporation
Recording Information: Instrument No. 5640 (2013), 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.-8, 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 Southwest right-of-way of SE County Road 1050, the Northeast corner of the Victor Pulido 12.50 acre tract recorded in Instrument No. 00007322 (2012) and the East line of the 143.345 acre tract and being South 44°58'31" East 612.01 feet from a ¾" iron rod found at its Northeast corner;

THENCE South 44°58'31" East, along the Southwest right-of-way of SE County Road 1050, 1119.77 feet to a ½" iron rod set at the East corner of the 143.345 acre tract;

THENCE South 44°36'22" West, along fence and the Northwest line of an old lane, 562.56 feet to a ½" iron rod set at an ell corner of a 10.286 acre tract surveyed this date;

THENCE North 46°42'21" West, at 59.98 feet pass a ½" iron rod set at the Northeast corner of the 10.286 acre tract and Southeast corner of a 10.10 acre tract surveyed this date, and in all 759.86 feet to a ½" iron rod set in the South line of the 12.50 acre tract, the Northeast corner of the 10.10 acre tract and in the AT&T 15' right-of-way recorded in Volume 505, Page 239 and the centerline of a TP&L transmission line recorded in Volume 348, Page 158;

THENCE North 64°10'29" East, with centerline of transmission line, 187.64 feet to a ½" iron rod found at the Southeast corner of the 12.50 acre tract;

THENCE North 01°11'20" West, 589.96 feet to the PLACE OF BEGINNING and containing 11.276 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.

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