

2013-82  
FILED FOR RECORD  
AT 3:10 O'CLOCK P.M.

MAY - 8 2013

BERRY DOWD  
COUNTY CLERK NAVARRO COUNTY, TEXAS  
DEPUTY

**NOTICE OF FORECLOSURE SALE**

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

**TRACT 1:** All that certain lot, tract or parcel of land situated in Navarro County, Texas, on the John McNeal Survey, Abstract No. 8, and being further described on Exhibit "A" attached hereto and made a part hereof for all purposes.

**TRACT 2:** All that certain lot, tract or parcel of land situated in Navarro County, Texas, on the John McNeal Survey, Abstract No. 8, and being further described on Exhibit "A" attached hereto and made a part hereof for all purposes.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: June 4, 2013

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: Navarro County Courthouse, at the following location: Front entrance of the Navarro County Courthouse at 300 W. 3<sup>rd</sup> Avenue, Corsicana, Texas.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

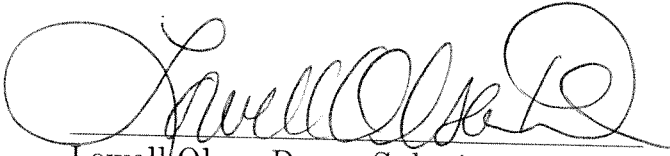
4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Gilbert L. Leal. The Deed of Trust is dated August 25, 2011, and is recorded in Instrument No. 6064 (2011) of the Official Public Records of Navarro County, Texas.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$56,000.00, executed by Gilbert L. Lea, and payable to the order of IzzRazz, Inc.; and (2) all modifications, renewals and extensions of the note. IzzRazz, Inc. is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: May 8, 2013

  
Lowell Olsen Dunn, Substitute Trustee

**Exhibit "A"**  
**Page 1 of 2**

**Tract I**

All that certain lot, tract or parcel of land situated in Navarro County, Texas on the John McNeal Survey, A-8 and being all of a called 1.147 acre tract conveyed to Clarence Ray Black by N. B. Cooper by deed dated August 19, 1977 and recorded in Volume 884, Page 95 of the Navarro County Deed Records. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1" galvanized iron pipe found at the Northeast corner of the called 1.147 acre tract, the Southeast corner of the Izz Razz 3.169 acre tract recorded in Instrument # 4547 (2010) and in the West margin of U. S. Highway 75 in an asphalt drive;

THENCE SOUTH 12 degrees 56 minutes 05 seconds East, along the West margin of U. S. Highway 75, 131.24 feet to a 1" iron pipe found;

THENCE SOUTH 12 degrees 39 minutes 31 seconds East, continuing along the West margin of U. S. Highway 75, 142.15 feet to a 1 1/4" iron pipe found at the Southeast corner of the called 1.147 acre tract and in the North line of a 20.70 acre tract recorded in Volume 673, Page 440;

THENCE SOUTH 83 degrees 12 minutes 46 seconds West 212.78 feet to a 1" pipe found at the Southwest corner of the called 1.147 acre tract and in the East margin of the T & N.O. Railroad;

THENCE along the East margin of the railroad, North 1 degrees 03 minutes 10 seconds West 147.00 feet to a 1/4" iron rod set at an angle point in the West line of the called 1.147 acre tract and North 6 degrees 02 minutes 31 seconds West 109.35 feet to a 1/2" iron rod found with cap at the Northwest corner of the called 1.147 acre tract and the Southwest corner of the Izz Razz 3.169 acre tract;

THENCE NORTH 77 degrees 40 minutes 40 seconds East 168.86 feet to the place of beginning and containing 1.139 acres of land.

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