

2013-83
FILED FOR RECORD
AT 2:45 O'CLOCK P.M.

MAY 10 2013

BY [Signature]
SHERRY DOWD
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:

All that certain lot, tract or parcel of land situated in Navarro County, Texas, on the John McNeal Survey, Abstract No. 18, 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. 3rd 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 refiled 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 Lonnie Mills and Brenita Mills, a married couple. The Deed of Trust is dated August 27, 2010, and is recorded in Instrument No. 6332 (2010) 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 \$76,120.00, executed by Lonnie Mills and Brenita Mills, 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 10, 2013

A handwritten signature in cursive script, appearing to read "Lowell Olsen Dunn". The signature is written in black ink and is positioned above a horizontal line.

Lowell Olsen Dunn, Trustee

EXHIBIT "A"

FIELD NOTES

DICK MARTENSON

JOHN McNEAL LEAGUE

10.02 ACRES

A-18

NAVARRO COUNTY, TEXAS

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 6" x 6" wooden right-of-way monument found in the East margin of the I-45 Access Road, in the Southeast line of County Road SE 1050 and at the Northwest corner of the 143.345 acre tract;

THENCE NORTH 45 degrees 20 minutes East 831.76 feet to a 5/8" iron rod found at the North corner of the 143.345 acre tract and an angle corner of the Southwest and Southeast margin of County Road SE 1050;

THENCE SOUTH 44 degrees 58 minutes 31 seconds East 251.21 feet to a 1/2" iron rod set in the Southwest margin of County Road SE 1050, at the intersection of an A T & T right-of-way and the Northeast line of the 143.345 acre tract;

THENCE SOUTH 5 degrees 36 minutes 40 seconds East 401.54 feet to a 1/2" iron rod set in the A T & T right-of-way;

THENCE SOUTH 61 degrees 43 minutes 18 seconds West 855.46 feet to a 1/2" iron rod found in the East margin of the I-45 Access Road and the West line of the 143.345 acre tract;

THENCE along the East margin of the I-45 Access Road, North 17 degrees 16 minutes West 283.57 feet to a 6" x 6" wooden right-of-way monument found and North 12 degrees 54 minutes East 130.42 feet to the place of beginning and containing 10.02 acres of land.