

2013-113
FILED FOR RECORD
AT 3:15 O'CLOCK P.M.
JUL 08 2013

NOTICE OF FORECLOSURE SALE

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

SHERRY DOWD
COUNTY CLERK NAVARRO COUNTY, TEXAS
BY _____ DEPUTY

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

All that certain lot, tract or parcel of land located in the J.C. Blankenship Survey, Abstract No. 100, and the G.W. Dunnegan Survey, Abstract No. 237, Navarro County, Texas, 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: August 6, 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 refileing 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 Matthew D. Harris and Cindy L. Harris. The Deed of Trust is dated April 30, 3008, and is recorded in Instrument No. 4059 (2008) 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 \$31,500.00, executed by Matthew D. Harris and Cindy L. Harris, 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: July 8, 2013

A handwritten signature in cursive script, appearing to read "Lowell Olsen Dunn", written over a horizontal line.

Lowell Olsen Dunn, Trustee

Exhibit "A"

FIELD NOTES

TRACT 3 - 10.80 ACRES

PART OF THE FLETCHER TRACT

**J.C. BLANKENSHIP SURVEY
ABSTRACT NO. 100
G.W. DUNNEGAN SURVEY
ABSTRACT NO. 237**

NAVARRO COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the J.C. Blankenship Survey, Abstract No. 100 and the G.W. Dunnegan Survey, Abstract No. 237, Navarro County, Texas and being part of a 295.01 acre tract of land (Tract 1) described in Deed from Tommy J. Upshaw and Gail E. Upshaw to Linda Fletcher recorded in Warranty Deed with Vendors Lien in Volume 1569, Page 550 of the Official Property Records of Navarro County, Texas (OPRNCT). Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at the east corner of this tract in the southeast line of the Fletcher tract in the center of County Road 3100 and being S 59° 05' 47" W, 568.48 feet from the east corner of the Fletcher tract;

THENCE, S 59° 05' 47" W, 270.70 feet along the center of County Road 3100 to the south corner of this tract;

THENCE, through the Fletcher tract as follows: N 31° 35' 23" W, passing a 5/8" iron rod set at 40.00 feet and continuing a total distance of 1738.01 feet to a 5/8" iron rod set at the west corner of this tract and N 59° 05' 47" E, 270.70 feet to a 5/8" iron rod set at the north corner of this tract and S 31° 35' 23" E, passing a 5/8" iron rod set at 1698.01 feet and continuing a total distance of 1738.01 feet to the **POINT OF BEGINNING** and **CONTAINING 10.80 ACRES OF LAND MORE OR LESS** of which 0.20 acre lie within the occupied fenced right of way of County Road 3100.

BASIS OF BEARINGS: ASTRONOMIC NORTH (GPS)