

NOTICE OF FORECLOSURE SALE

April 21, 2022

DEED OF TRUST ("Deed of Trust"):

Dated: August 2, 2020

Grantor: **ERIKA RUIZ**

Trustee: **LOWELL OLSEN DUNN**

Lender: **CURRIE PIN OAK CREEK RANCH LAND COMPANY, LLC**

2022-23
 FILED FOR RECORD
 AT 4:25 O'CLOCK P.M.
 APR 22 2022
 SHERRY DOWD, County Clerk
 NAVARRO COUNTY, TEXAS
 BY KO DEPUTY

Recorded in: Clerk's Document Number 00007020 of the real property records of Navarro County, Texas

Legal Description: **TRACT SIX (6) of CURRIE PIN OAK CREEK RANCH LAND COMPANY, LLC, being 10.06 acres of land in the MATTHEW BOREN SURVEY, A-56, Navarro County, Texas, and being more fully described in Exhibit "A" attached hereto and made a part hereof for all purposes**

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$56,000.00, executed by ERIKA RUIZ ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, July 5, 2022

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: South Entrance, Navarro County Courthouse,
601 North 13th Street
Corsicana, Texas 75110

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that CURRIE PIN OAK CREEK RANCH LAND COMPANY, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, CURRIE PIN OAK CREEK RANCH LAND COMPANY, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of CURRIE PIN OAK CREEK RANCH LAND COMPANY, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with CURRIE PIN OAK CREEK RANCH LAND COMPANY, LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If CURRIE PIN OAK CREEK RANCH LAND COMPANY, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

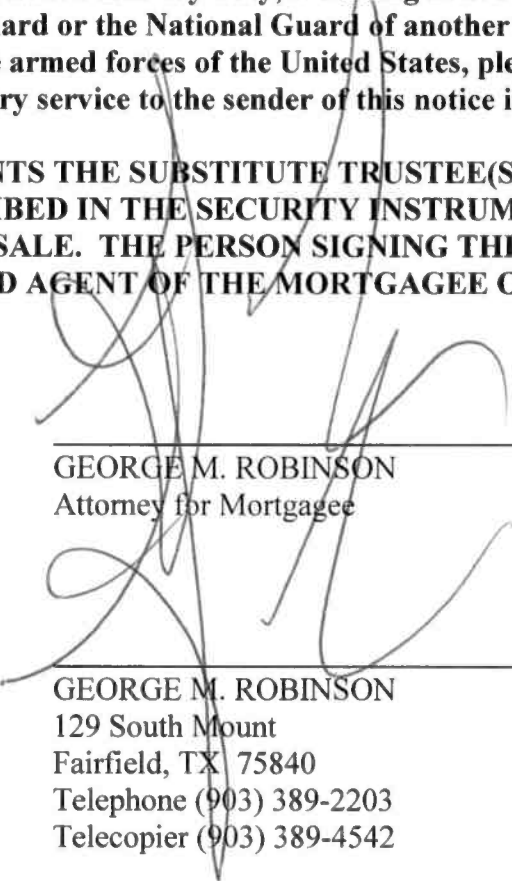
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by CURRIE PIN OAK CREEK RANCH LAND COMPANY, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



GEORGE M. ROBINSON
Attorney for Mortgagee

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Clint Williford RPLS#5973

Legal Description
Matthew Boren Survey, Abstract No. 56
Navarro County, Texas

10.06 Acre Tract 6

All that certain lot, tract or parcel of land, part of the Matthew Boren Survey, Abstract No. 56, Navarro County, Texas, being part of that certain called 71.03 acre Tract One and 0.46 acre Tract Two described in a deed to Currie Pin Oak Creek Ranch Land Company, LLC from John E. Strangmeier, Independent Executor on May 8, 2020 in Document No. 2020-3715 of the Official Public Records of Navarro County, Texas and being more completely described as follows, to-wit:

BEGINNING at the East corner of the above mentioned 71.03 acre Tract One, the North corner of a called 15.67 acre Tract 2 conveyed to John E. Strangmeier and wife, Helen Strangmeier in Volume 1329, Page 215 and being in the Southwest line of a called 201.47 acre tract conveyed to Justin Underwood in Document No. 2012-7417, from which a ½" iron rod (set) at a fence corner for reference bears South 59 deg. 59 min. 19 sec. West - 7.00 ft. and a ½" iron rod (found) for the South corner of the 201.47 acre Underwood tract bears South 30 deg. 33 min. 11 sec. East - 1,110.88 ft.;

THENCE South 59 deg. 59 min. 19 sec. West with the southerly Southeast line of the 71.03 acre Tract One and the Northwest line of the 15.67 acre Strangmeier tract, a distance of 197.71 ft. to a ½" iron rod (set) for the South corner of this tract and being the East corner of a 10.05 acre Tract 5 described on this day;

THENCE North 30 deg. 33 min. 11 sec. West across the 71.03 acre Tract One, across the above mentioned 0.46 acre Tract Two and with the Northeast line of the 10.05 acre Tract 5, a distance of 2,198.79 ft. to the North corner of same, the West corner of this tract, in a Northwest line of the 0.46 acre Tract Two, in a Southeast line of the residue of a called 129 acre tract described in Volume 330, Page 438 and being in the center of SW County Road No. 2400, from which a ½" iron rod (set) for reference bears South 30 deg. 33 min. 11 sec. East - 21.50 ft.;


THENCE in a northeasterly direction with the Northwest lines of the 0.46 acre Tract Two, the Southeast lines of the residue of the 129 acre tract and with the center of SW County Road No. 2400 as follows:

- 1.) North 49 deg. 37 min. 26 sec. East a distance of 111.24 ft. to a corner and
- 2.) North 50 deg. 19 min. 32 sec. East a distance of 89.21 ft. to the North corner of the 0.46 acre Tract Two and being the West corner of said 201.47 acre Underwood tract, from which a t-bar (found) at a fence corner for reference bears South 30 deg. 33 min. 11 sec. East - 26.50 ft.;

THENCE South 30 deg. 33 min. 11 sec. East with the Northeast line of the 0.46 acre Tract Two, the Northeast line of said 71.03 acre Tract One and the Southwest line of the 201.47 acre Underwood tract, a distance of 2,233.78 ft. to the place of beginning and containing **10.06 acres** of land.

The bearings recited herein are based on G.P.S. observation.

I James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the legal description hereon was prepared from an actual survey made on the ground under my direction and supervision.


James C. Williford
Registered Professional Land Surveyor No. 5973
Firm Registration No. 10082500
June 20, 2020
Job No. 20-032(6)
Plat accompanies legal description

