

NOTICE OF TRUSTEE'S SALE

2014 - 132  
FILED FOR RECORD  
AT 2:45 O'CLOCK P.M.  
SEP 18 2014  
SMERRY DOWD  
COUNTY CLERK NAVARRO COUNTY, TEXAS  
DEPUTY

**Date:** September 18, 2014

**Trustee:** W. D. Ralston, Jr.

**Lender/Holder:** John R. Ivie

**Note:** Promissory Note, dated March 11, 2010, in the original principal sum of \$41,000.00, executed by Delia Sanchez and payable to the order of John R. Ivie.

**Deed of Trust**

**Date:** March 11, 2010

**Grantor:** Delia Sanchez

**Lender:** John R. Ivie

**Recording Information:** Instrument No. 2010-1646, Official Records of Navarro County, Texas.

**Property:** All that certain lot, tract or parcel of land within the corporate limits of the City of Corsicana, Navarro County, Texas, and being part of the old Frost Homestead tract, and being that part of that part of the said Homestead tract on the East side of South 19<sup>3</sup>/<sub>4</sub> Street, and South side of West 13<sup>th</sup> Avenue, and more particularly described by metes and bounds as follows, to-wit:

BEGINNING at the point of intersection of the East line of South 19<sup>3</sup>/<sub>4</sub> Street, with the South line of West 13<sup>th</sup> Avenue and which point is 150 feet South 60 West from the Northeast corner of a 150 foot lot deeded by Guy M. Gibson and wife to J. W. Lichlyter by deed recorded in Volume 288, Page 476, Deed Records of Navarro County, Texas;

THENCE North 60 East with said South line of West 13<sup>th</sup> Avenue fifty (50) feet to a stake for corner;

THENCE South 30 East one hundred twenty-five (125) feet a stake for corner;

THENCE South 60 West fifty (50) feet to a stake for corner in the East line of South 19<sup>3</sup>/<sub>4</sub> Street;

THENCE North 30 West one hundred twenty-five (125) feet to the PLACE OF BEGINNING, and being the same identical tract of property described as First Tract in a deed from G. R. Warner and wife, Mrs. Hazel Louise Warner, to Memorial Baptist Church, dated December 1, 1945, recorded in Volume 438, Page 172, Deed Records of Navarro County, Texas, reference to which being here made for all necessary purposes.

**County:** Navarro

**Date of Sale of Property (first Tuesday of month):** November 4, 2014.

**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.

W. D. Ralston, Jr. 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.

  
W. D. Ralston, Jr., Trustee