

NOTICE OF TRUSTEE'S SALE

2014-66  
FILED FOR RECORD  
AT 12 O'CLOCK PM  
APR 25 2014

**Date:** April 25, 2014

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

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

SHERRY DOWD  
COUNTY CLERK NAVARRO COUNTY, TEXAS  
BY *BW* DEPUTY

**Note:** Promissory Note, dated October 8, 2012, in the original principal sum of \$44,100.00, executed by Garrett R. Bayer and Traci L. Bayer and payable to the order of John R. Ivie.

**Deed of Trust**

**Date:** October 8, 2012

**Grantor:** Garrett R. Bayer and Traci L. Bayer

**Lender:** John R. Ivie

**Recording Information:** Instrument No. 2012-8951, Official Records of Navarro County, Texas.

**Property:** All that certain lot, tract or parcel of land, being 0.571 acre situated in the James Meredith Survey, Navarro County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all necessary purposes.

**County:** Navarro

**Date of Sale of Property (first Tuesday of month):** June 3, 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.*  
W. D. Ralston, Jr., Trustee

**EXHIBIT "A"**

BEING 0.571 acre of land situated in the James Meredith Survey, in Navarro County, Texas, and being a part of a two acre tract described in Deed from A. J. Widener, et ux to John Russell Oden, et ux, dated December 14, 1957, and recorded in Volume 639, Page 93, Deed Records of Navarro County, Texas, and being more fully described as follows:

BEGINNING at a point on the East side of county road, said point being the N.W. corner of said two acre tract;

THENCE N 18°15' E 213.6 feet to a stake in the South right-of-way of State Highway 31;

THENCE N 46°30' E 40 feet with right-of-way of said Highway;

THENCE S 41°19' E 181.4 feet to an iron stake for corner;

THENCE S 61°22' W 237 feet to the East side of county road;

THENCE N 30° W 20 feet to the place of BEGINNING and containing 0.571 acre of land.