

2015-55

FILED FOR RECORD

AT 1:08 O'CLOCK PM

APR 09 2015

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS

BY [Signature] DEPUTY

# NOTICE OF TRUSTEE'S SALE

**Date:** April 9, 2015

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

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

**Note:** Promissory Note, dated January 28, 2013, in the original principal sum of \$40,600.00, executed by Sean J. Sanders and Maudice M. Sanders and payable to the order of John R. Ivie.

## Deed of Trust

**Date:** January 28, 2013

**Grantor:** Sean J. Sanders and Maudice M. Sanders

**Lender:** John R. Ivie

**Recording Information:** Instrument No. 2013-820, Official Records of Navarro County, Texas.

**Property:** All that certain lot, tract or parcel of land situated in Navarro County, Texas, and being Lot No. 2 in Block No. 637, according to the Official Map of Corsicana, Texas, and formerly known as Block "K" according to the Bright & Story Addition No. 3, and being the same identical property described in and conveyed by deed from Henry Kennon Edmondson, et al to Ila Ruth Devine, dated August 16, 1981, recorded in Volume 969, Page 381, Deed Records of Navarro County, Texas.

**County:** Navarro

**Date of Sale of Property (first Tuesday of month):** May 5, 2015.

**Time of Sale:** 10:00 a.m.

**Place of Sale:** The East entrance of the Navarro Center, 800 North Main Street, 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.

[Signature]  
W. D. Ralston, Jr., Trustee