

NOTICE OF TRUSTEE'S SALE

2016-116
FILED FOR RECORD
AT 10:33 O'CLOCK P M.
SEP 06 2016

Date: September 6, 2016

Trustee: W. D. Ralston, Jr.

Lender/Holder: John R. Ivie

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY Kelley DEPUTY

Note: Promissory Note, dated March 6, 2012, in the original principal sum of \$52,000.00, executed by Jesus Zarate and Myra Zarate and payable to the order of John R. Ivie.

Deed of Trust

Date: March 6, 2012

Grantor: Jesus Zarate and Myra Zarate

Lender: John R. Ivie

Recording Information: Instrument No. 2012-1629, Official Records of Navarro County, Texas.

Property:

FIRST TRACT: A strip of land 148.5 feet by 15 feet in dimension, a part of said Block 450-D in the City of Corsicana, Texas, which lands are fully described in Deed from B. H. Elliott and H. J. Ewing to T. W. Nichols, et ux, dated September 15, 1951, and recorded in Volume 526, Page 74 of the Deed Records of Navarro County, Texas.

SECOND TRACT: A tract of land 50 feet by 148.5 feet in dimension, a part of Block 450-D in the City of Corsicana, Texas, which lands are fully described in a Deed from Ida C. Wilson, et vir to T. W. Nichols, et ux, dated May 17, 1943, and recorded in Volume 417, Page 468 of the Deed Records of Navarro County, Texas, together with 35 x 92 feet along the East side of said Block that was formerly used for street purposes.

County: Navarro

Date of Sale of Property (*first Tuesday of month*): October 4, 2016.

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.

W. D. Ralston, Jr.
W. D. Ralston, Jr., Trustee