

NOTICE OF TRUSTEE'S SALE

Date: December 7, 2016

Trustee: W. D. Ralston, Jr.

Lender/Holder: Kevin W. Ivie

Note: Promissory Note, dated January 20, 2016, in the original principal sum of \$76,500.00, executed by Lesly Banegas and payable to the order of Kevin W. Ivie.

2016-168  
FILED FOR RECORD  
AT 1:05 O'CLOCK P.M.  
DEC 07 2016

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY [Signature] DEPUTY

Deed of Trust

Date: January 20, 2016

Grantor: Lesly Banegas

Lender: Kevin W. Ivie

Recording Information: Instrument No. 2016-357, Official Records of Navarro County, Texas.

Property: All that certain lot, tract or parcel of land situated in the City of Corsicana, Navarro County, Texas, being a part of Block No. 554 according to the Official Map of the said City of Corsicana, Texas and described as follows, to-wit:

BEGINNING at the Southeast corner of land sold by Home Owners Loan Corporation to Snead Hamilton by deed dated November 6, 1939, and recorded in Volume 397, Page 144 of the Deed Records of Navarro County, Texas;

THENCE S 60 W 85 feet to a stake in the North line of West 4<sup>th</sup> Avenue;

THENCE N 30 W 150 feet to a stake;

THENCE N 60 E 85 feet to a stake in the East line of lot purchased from Home Owners Loan Corporation;

THENCE S 30 E 150 feet with the East line of said lot to the place of beginning, and being the same land described in a Deed from Emma Ethel Hamilton to grantors herein dated August 28, 1967 and recorded in Volume 750, Page 287, Deed Records of Navarro County, Texas.

County: Navarro

Date of Sale of Property (first Tuesday of month): January 3, 2017.

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