

NOTICE OF TRUSTEE'S SALE

2014-179
FILED FOR RECORD
AT 1:45 O'CLOCK P M.

Date: December 21, 2016

DEC 21 2016

Trustee: W. D. Ralston, Jr.

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

Lender/Holder: John R. Ivie

Note: Promissory Note, dated April 6, 2015, in the original principal sum of \$57,900.00, executed by Adriana P. Beltran and payable to the order of John R. Ivie.

Deed of Trust

Date: April 6, 2015

Grantor: Adriana P. Beltran

Lender: John R. Ivie

Recording Information: Instrument No. 2015-2396, Official Records of Navarro County, Texas.

Property: 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 NW 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.

County: Navarro

Date of Sale of Property (*first Tuesday of month*): February 7, 2017

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