

NOTICE OF TRUSTEE'S SALE

2017-16
FILED FOR RECORD
AT 10:44 O'CLOCK M.
FEB 13 2017
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

Date: February 13, 2017

Trustee: W. D. Ralston, Jr.

Lender/Holder: Al Dyer

Note: Promissory Note, dated May 9, 2013, in the original principal sum of \$64,900.00, executed by Amanda Fragoso Padron and payable to Al Dyer.

Deed of Trust

Date: May 9, 2013

Grantor: Amanda Fragoso Padron

Lender: Al Dyer

Recording Information: Instrument No. 2013-3842, 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 certain lot 60' x 135' fronting 60' on 45th Street in the City of Corsicana, a part of Block No. 812, described as follows:

BEGINNING at a stake on 45th Street, which stake is S 30 E 145' from the intersection of the West line of 45th Street and the South line of West 2nd Avenue;
THENCE N 60 E parallel to the North line of Block No. 812, 135 feet to stake for corner;
THENCE S 30 E 60 feet to SE corner hereof;
THENCE S 60 W 135 feet to stake on East line of 45th Street;
THENCE N 30 W with the East line of 45th Street, 60 feet to the PLACE OF BEGINNING, upon which there is a dwelling house described as 433 N. 45th Street in the City of Corsicana, Texas.

County: Navarro

Date of Sale of Property (first Tuesday of month): March 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.

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