

2017-42

NOTICE OF TRUSTEE'S SALE

Date: May 8, 2017

FILED FOR RECORD
AT 11:45 O'CLOCK A M.

Trustee: W. D. Ralston, Jr.

MAY 08 2017

Contract For Deed

Date: May 25, 2001

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

Seller: John Robert Ivie

Buyer: Evaristo Garcia

Recording Information: Unrecorded.

Property: All that certain lot, tract or parcel of land lying and being situated in the City of Corsicana, Navarro County, Texas, being 50 x 150 feet out of Block No. 641, according to the present Official Map of said City, described by metes and bounds as follows:

BEGINNING at a point in the North line of said Block No. 641, being in the South line of West 10th Avenue, which said point is S. 60 W. 150 feet from the N.E. corner of said Block and is the N.W. corner of the 150 x 150 feet conveyed to Joe L. Baker and his wife, Pearl Baker;

THENCE S. 30 E. with and along the West line of the said Baker lot, 150 feet to the S.W. corner of said Baker lot;

THENCE S. 60 W. 50 feet to a stake;

THENCE N. 30 W. and parallel with the West line of the said Baker lot, 150 feet to a stake in the South line of West 10th Avenue;

THENCE N. 60 E. 50 feet to the place of Beginning, and being the same property described in and conveyed by deed from H. O. Valentine, et ux to Lena Rose Bullock, et vir, dated April 8, 1950, recorded in Volume 503, Page 475, Deed Records of Navarro County, Texas, to which reference is hereby made for all necessary purposes of description.

County: Navarro

Date of Sale (*first Tuesday of month*): June 6, 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.

Default has occurred in the Contract For Deed. Buyer has failed to cure the default after notice, and the period to cure has expired. Seller, the owner and holder of the Contract For Deed, has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by Section 51.002 of the Texas Property Code.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction to the highest bidder for cash at the Place of Sale to satisfy the unpaid balance of the Contract For Deed. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours after that time.

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