2018-117

FILED FOR RECORD
AT 9:35 O'CLOCK A M.

NOV 07 2018

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

NOTICE OF TRUSTEE'S SALE

Date: November 7, 2018
Trustee: W. D. Ralston, Jr.
Lender/Holder: Anthony Shimps

Note: Promissory Note, dated February 22, 2012, in the original principal sum of $45,000.00, executed by Paul T. Baker, Jr. and Olga Gonzalez Baker and payable to the order of Anthony Shimps.

Deed of Trust
Date: February 22, 2012
Grantor: Paul T. Baker, Jr. and Olga Gonzalez Baker
Lender: Anthony Shimps
Recording Information: Instrument No. 2012-1203, Official Records of Navarro County, Texas.

Property: All that certain lot, tract or parcel of land, being 0.622 acre situated in the Thomas Pratt Survey, Abstract No. 645 in Navarro County, Texas, and being a part of a tract described in deed from Mrs. Lula Pearl Holloway to Clifton O. Whitley, dated May 2, 1966, recorded in Volume 732, Page 385, and being a part of a tract described in deed from D. H. Andrews, et ux, dated March 15, 1951, recorded in Volume 519, Page 8, both being in the Deed Records of Navarro County, Texas; said 0.622 acre is more fully described as follows:

BEGINNING at an iron stake for corner, said corner being the Northwest corner of the above mentioned tract from Holloway to Whitley, and being Whitley's Northwest corner;

THENCE North 60°06'30" East 174.04 feet with Whitley's North line to an iron stake for corner;

THENCE South 31°10' East 221.5 feet with a fence to an iron stake for corner;

THENCE South 59°17' West 87 feet to an iron stake for corner;

THENCE North 31°10' West 134 feet to an iron stake for corner;

THENCE South 59°17' West 87 feet to an iron stake for corner and in Whitley's West fence line;

THENCE North 31°10' West 90 feet with a fence to the PLACE OF BEGINNING, containing 0.622 acre of land; and being the same property conveyed by Ronnie Ogburn and Cathy Ogburn to G. H. Andrews by deed dated July 29, 1980, recorded in Volume 940, Page 573 of the Deed Records of Navarro County, Texas.

County: Navarro
Date of Sale of Property (*first Tuesday of month*): December 4, 2018
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*