

2019-09

FILED FOR RECORD


NOTICE OF SUBSTITUTE TRUSTEE'S SALE

AT 3:55 O'CLOCK P.M.

SEP 10 2019

Date: September 10, 2019

Substitute Trustee: Lowell Olsen Dunn or Paula McClure
Lender/Holder: John R. Ivie

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY  DEPUTY

Note: Promissory Note, dated March 14, 2012, in the original principal sum of \$46,500.00, executed by Venancio Ortiz Flores and Lidia Luna Colin and payable to the order of John R. Ivie.

Deed of Trust

Date: March 14, 2012
Grantor: Venancio Ortiz Flores and Lidia Luna Colin
Lender: John R. Ivie
Recording Information: Instrument No. 1920 (2012), Official Records of Navarro County, Texas.

Property: All that certain lot, tract or parcel of land being situated in the City of Corsicana, Navarro County, Texas, being Lot No. 4 and the West 44 feet of Lot 5, in Block 4 of Miller Phipps Addition, known as Block No. 454-F, according to the Official Map of said City of Corsicana, Texas.

County: Navarro

Date of Sale of Property (first Tuesday of month): October 1, 2019.

Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.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.

Lender/Holder has appointed Lowell Olsen Dunn or Paula McClure as Substitute Trustee under the Deed of Trust. Lender/Holder has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute 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.



Lowell Olsen Dunn, Substitute Trustee