

2022-54

FILED FOR RECORD
AT 12:05 O'CLOCK P M.

NOTICE OF TRUSTEE'S SALE

SEP 09 2022

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

Date: September 9, 2022
Trustee: Lowell Olsen Dunn
Lender/Holder: Kevin W. Ivie

Note: Promissory Note, dated July 13, 2020, in the original principal sum of \$58,000.00, executed by Bancy Killion and Kanfin Olopuy and payable to the order of Kevin W. Ivie.

Deed of Trust

Date: July 13, 2020
Grantor: Bancy Killion and Kanfin Olopuy
Lender: Kevin W. Ivie
Recording Information: Instrument No. 6073 (2020), 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, and being Lot A, a part of Block No. 641, of the Cal Kerr Annex Addition to the City of Corsicana.

County: Navarro
Date of Sale of Property (first Tuesday of month): October 4, 2022
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.

Lowell Olsen Dunn 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.



Lowell Olsen Dunn, Trustee