

NOTICE OF TRUSTEE'S SALE

2022-106
FILED FOR RECORD
AT 2:40 O'CLOCK P.M.

NOV 08 2022

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

Date: November 8, 2022
Trustee: Lowell Olsen Dunn
Lender/Holder: John R. Ivie

Note: Promissory Note, dated January 22, 2021, in the original principal sum of \$55,896.00, executed by Joshua Dale Boyd and payable to the order of John R. Ivie.

Deed of Trust

Date: November 8, 2022
Grantor: Joshua Dale Boyd
Lender: John R. Ivie
Recording Information: Instrument No. 0877 (2021), Official Records of Navarro County, Texas.

Property:

All that certain lot, tract or parcel of land being 0.722 acre, more or less, a part of Block 374 in the City of Corsicana, Navarro County, Texas, and being more particularly described by metes and bounds in Exhibit A attached hereto and made a part hereof for all necessary purposes.

County: Navarro

Date of Sale of Property (first Tuesday of month): December 6, 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.

[Signature]
Lowell Olsen Dunn, Trustee

EXHIBIT "A"

All that certain lot, tract, or parcel of land, being 1.172 acres and being part of the tract conveyed to Tom Hawkins in instrument recorded in Volume 825 Page 5898A, and all of the tract conveyed to T. J. Hawkins in instrument recorded in Volume 534 Page 353, and being part of Lot 1 and Lot 2 as shown on plat recorded in Volume 28 Page 436, of the Deed Records of Navarro County, Texas, and being situated in Block No. 374 in Corsicana, Texas, and being called Lot D and part of called Lot E, according to the Navarro County Appraisal District. Said 1.172 acres are more fully described as follows;

Beginning at a $\frac{1}{4}$ " rod set for corner, in the south corner of this tract and in the south corner of the tract conveyed to Hawkins in Volume 825 Page 589A, and called Lot E, and in the west corner of a tract called Lot F-1, Volume 1539 Page 790, and said rod is in the southwest line of Lot 1, and Block 374 and in the northeast line of South 17th. Street;

Thence north 30 degrees 00 minutes 00 seconds west along the northeast line of South 17th. Street and the southwest line of Lot 1 and called Lot E, and Block 374, and passing the west corner of Lot 1, and called Lot E and the south corner of Lot 2 and called Lot D, at 50.00 feet and continuing along said street right-of-way and the southwest line of Lot 2 and Block 374 for a total distance of 188.77 feet to a 2" iron fence post found for corner, in the west corner of the tract conveyed to Hawkins in Volume 534 Page 353, and called Lot D and in the south corner of called Lot A, Volume 1310 Page 5;

Thence north 60 degrees 44 minutes 51 seconds east along the southeast line of called Lot A, called Lot E, Volume 1310 Page 3, called Lot K, Volume 1308 Page 716, called Lot C-1, Volume 990 Page 491, Lot C-2, Volume 1379 Page 386, and called Lot C-3, Volume 1148 Page 271, a distance of 366.79 feet to a 2" pipe found for the northeast corner of this tract and the tract conveyed to Hawkins in Volume 534 Page 353, and called Lot D, and the southeast corner of called Lot C-3, and in the east line of Block 374, and in the west line of South 15th. Street;

Thence south 03 degrees 53 minutes 12 seconds west along the east line of called Lot D and Block 374, and the west line of South 15th. Street a distance of 162.57 feet to a 2" pipe found for the southeast corner of this tract and the tract conveyed to Hawkins in Volume 534 Page 353, and called Lot D and Lot 2, and in the northeast corner of the tract conveyed to Hawkins in Volume 825 Page 589A, and Lot 1, and Lot E, and also being the northeast corner of the Richard Anderson tract;

Thence south 59 degrees 46 minutes 28 seconds west along the southeast line of Lot 2 and called Lot D and the northwest line of Lot 1 and called Lot E and partially along a fence a distance of 136.67 feet to a $\frac{1}{4}$ " pipe set for corner, this being the west corner of the Richard Anderson tract;

Thence south 26 degrees 38 minutes 28 seconds east a distance of 48.27 feet to a $\frac{1}{4}$ " pipe set for corner, in the southeast line of called Lot E and in the northwest line of called Lot F-2, Volume 1225 Page 103, and in a fence;

Thence south 59 degrees 52 minutes 28 seconds west along a fence and passing the west corner of Lot F-2 and the north corner of called Lot F-1, at 61.62 feet and continuing for a total distance of 136.62 feet to the place of beginning and containing 1.172 acres of land.

EXHIBIT "A"

SAVE AND EXCEPT THE FOLLOWING:

All that certain lot, tract, or parcel of land, being 0.461 acre being part of the 1.172 acres tract conveyed in deed from the Estate of Lula Mae Hawkins, Deceased, by Joshua David Appling, Independent Executor with Express Power of Sale, to John R. Ivie, dated December 9, 2002, and recorded in Volume 1607 Page 560, in the Deed Records of Navarro County, Texas, and said tract is a part of Block No. 384, in Corsicana, Texas. Said 0.461 acre is more fully described as follows;

Beginning at a 2" iron fence corner post found for the west corner of this tract and the Ivie tract, and in the south corner of called Lot A, Volume 1310 Page 5, and said post is in the southwest line of Block No. 374 and in the northeast line of South 17th. Street;

Thence north 60 degrees 44 minutes 51 seconds east along the southeast line of called Lot A, and called Lot B, Volume 1310 Page 3, and a portion of the southeast line of called Lot R, Volume 1308 Page 716, a distance of 120.06 feet to a $\frac{1}{4}$ " rod set for corner;

Thence south 25 degrees 56 minutes 20 seconds east a distance of 44.86 feet to a $\frac{1}{4}$ " rod set for corner;

Thence south 62 degrees 17 minutes 53 seconds west a distance of 14.27 feet to a $\frac{1}{4}$ " rod set for corner;

Thence south 30 degrees 20 minutes 40 seconds east a distance of 142.81 feet to a $\frac{1}{4}$ " rod set for corner, in a southeast line of the Ivie tract and in the northwest line of called Lot F-2, Volume 1225 Page 103;

Thence south 59 degrees 52 minutes 28 seconds west along the northwest line of called Lot F-2 and Lot F-1, Volume 1539 Page 790 a distance of 103.48 feet to a $\frac{1}{4}$ " rod set for corner, in the south corner of the Ivie tract and in the northeast line of South 17th. Street;

Thence north 30 degrees 00 minutes 00 seconds west a distance of 188.77 feet to the place of beginning and containing 0.461 acre of land.