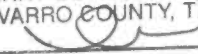


NOTICE OF TRUSTEE'S SALE

**Date:** February 8, 2023  
**Trustee:** Lowell Olsen Dunn  
**Lender/Holder:** John R. Ivie

2023-003  
FILED FOR RECORD  
AT 10:21 O'CLOCK A.M.  
FEB 08 2023  
SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY  DEPUTY

**Note:** Promissory Note, dated September 1, 2022, in the original principal sum of \$94,000.00, executed by Armandre Rickese Vega and payable to the order of John R. Ivie.

**Deed of Trust**

**Date:** September 1, 2022  
**Grantor:** Armandre Rickese Vega  
**Lender:** John R. Ivie  
**Recording Information:** Instrument No. 2022-009748, Official Records of Navarro County, Texas.

**Property:**

All that certain lot, tract or parcel of land situated in the Charles L. Harr Survey in the City of Corsicana, Navarro County, Texas, and known as Lot 3 as represented upon the map of a partition of a part of the survey and recorded in Volume 28, Page 436 of the Navarro County Deed Records and bounded as follows, to-wit:

BEGINNING at a point in the North line of that certain tract conveyed by the Trustees under the will of Adolphus Busch, Deceased to Dr. L. C. Polk, by deed dated March 31, 1925, recorded in Volume 299, Page 146, Deed Records of Navarro County, Texas, said beginning point being 350 feet N 60 E from the NW corner of said Lot 3, said point being also the NE corner of a lot conveyed by L. C. Polk to Wm. M. Cox, et ux by deed dated November 10, 1947, recorded in Volume 469, Page 375, Deed Records of Navarro County, Texas;

THENCE N 60 E 50 feet to a stake in the North line of said L. C. Polk tract for corner;

THENCE S 30 E 125 feet, more or less, to the North line of a street opened by Dr. Polk through said property;

THENCE S 60 W 50 feet a stake for corner at said Cox SE corner;

THENCE N 30 W along Cox's East line to the place of beginning, and being a lot 50 feet front and 125 feet, more or less, in depth, in said Lot No. 3 as represented upon the Map of Partition of a part of said Harr Survey as shown in Volume 28, Page 43 of the Navarro County Deed Records.

**County:** Navarro

**Date of Sale of Property (first Tuesday of month):** March 7, 2023

**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