

2023-037

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
AT 1:16 O'CLOCK P M.

Date: May 26, 2023

Trustee: Lowell Olsen Dunn

Lender/Holder: Don Ballew

MAY 26 2023

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

Note: Promissory Note, dated April 21, 2017, in the original principal sum of \$59,500.00, executed by Laura Horner and payable to the order of Don Ballew and Beverly Ballew.

Deed of Trust

Date: April 21, 2017

Grantor: Laura Horner

Lender: Don Ballew and Beverly Ballew

Recording Information: Instrument No. 2017-003327, Official Records of Navarro County, Texas.

Property:

All that certain lot, tract or parcel of land, being 0.513 acres situated in the Noah Kezziah Survey, Abstract No. 106, and in the Town of Frost, Navarro County, Texas, and being the same tract conveyed in deed from Don Ballew and wife, Beverly Ballew to Mark D. Herod and wife, Cynthia R. Herod, dated December 20, 2000, and recorded in Volume 1509, Page 189, in the Official Public Records of Navarro County, Texas. Said 0.518 acre tract is more fully described as follows:

BEGINNING at a 1/2" rod set for the Southeast corner of this tract, and in the intersection of the West line of North Wyrick Street and the North line of Hughes Street;

THENCE South 71°30'00" West along the South line of this tract and the North line of Hughes Street, a distance of 199.70 feet to a 1/2" rod set for the Southwest corner of this tract and the Southeast corner of a called half acre tract conveyed to Ernest Coleman Ponder, Jr., and wife, Dorothy Ponder, recorded in Volume 881, Page 104;

THENCE North 18°49'54" West along the West line of this tract and the East line of the Ponder tract, a distance of 118.18 feet to a 1/2" rod found for the Northwest corner of this tract and Southwest corner of a tract conveyed to Roy Welborn, in Volume 1564, Page 809;

THENCE North 75°03'11" East along the North line of this tract and the South line of the Welborn tract, a distance of 200.15 feet to a 1/2" rod found for the Northeast corner of this tract and in the Southeast corner of the Welborn tract, and in the West line of North Wyrick Street;

THENCE South 18°49'54" East along the East line of this tract and the West line of North Wyrick Street, a distance of 105.78 feet to the PLACE OF BEGINNING and containing 0.513 acres of land.

County: Navarro

Date of Sale of Property (first Tuesday of month): July 4, 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.

A handwritten signature in black ink, appearing to read "Lowell Olsen Dunn", written over a horizontal line.

Lowell Olsen Dunn, Trustee