

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025-034
FILED FOR RECORD
AT 1:08 O'CLOCK P.M.
APR 01 2025

Date: March 31, 2025

Substitute Trustee: Lowell Olsen Dunn

Lender/Holder: John R. Ivie

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

Note: Promissory Note, dated May 18, 2017, in the original principal sum of \$10,000.00, executed by Joyce R. Cooper and payable to the order of Patricia Diane Ivie.

Deed of Trust

Date: May 18, 2017

Grantor: Joyce R. Cooper

Lender: Patricia Diane Ivie

Recording Information: Instrument No. 2017-003529, Official Records of Navarro County, Texas; said note and lien having been assigned to John R. Ivie by Transfer of Lien recorded as Instrument No. 2025-000697, 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, being Lot 1 in Block 397-A, according to the Official Map of said City.

County: Navarro

Date of Sale of Property (first Tuesday of month): May 6, 2025.

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 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.

[Signature of Lowell Olsen Dunn]
Lowell Olsen Dunn, Substitute Trustee