

2018-116
NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
AT 9:35 O'CLOCK A.M.

NOV 07 2018

Date: November 7, 2018
Trustee: W. D. Ralston, Jr.
Lender/Holder: Anthony Shimps

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

Note: Promissory Note, dated October 28, 2010, in the original principal sum of \$97,500.00, executed by Paul T. Baker, Jr. and Olga Gonzalez Baker and payable to the order of Anthony Shimps.

Deed of Trust

Date: October 28, 2010
Grantor: Paul T. Baker, Jr. and Olga Gonzalez Baker
Lender: Anthony Shimps
Recording Information: Instrument No. 2010-7709, Official Records of Navarro County, Texas.

Property: All that certain lot, tract or parcel of land situated in the William Gilbert Survey, A.-326, Navarro County, Texas, and being all of a called 1.639 acre tract of land described by deed recorded in Volume 1202, Page 338 of the Deed Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows:

BEGINNING at the Northwest corner of this tract and the above mentioned 1.639 acre tract located in the County Road No. NE 0120; Witness: S 30°17'00" E 12.0 feet, a found ¾" iron pipe;
THENCE with said County Road N 59°43'00" E 120.00 feet to the Northeast corner of this tract; Witness: S 30°17'00" E 12.0 feet, a found ¾" iron pipe;
THENCE S 30°17'00" E 595.00 feet to a found ¾" iron pipe for the Southeast corner of this tract;
THENCE S 59°43'00" W 120.00 feet to a found ¾" iron pipe for the Southwest corner of this tract;
THENCE N 30°17'00" W 595.0 feet to the PLACE OF BEGINNING and containing 1.64 acres of land.

County: Navarro

Date of Sale of Property (first Tuesday of month): December 4, 2018

Time of Sale: 10:00 a.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.

W. D. Ralston, Jr. 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.


W. D. Ralston, Jr., Trustee