

**NOTICE OF TRUSTEE'S SALE**

You, **RAYMOND DAWSON**, are hereby notified that on Tuesday, May 7, 2019, between the hours of 10:00 A.M. and 4:00 P.M., on the steps of the South door of the Falls County Courthouse Falls County, Texas, located at 125 Bridge St. in the City of Marlin, County of Falls, State of Texas, I, the undersigned, will sell at public auction to the highest bidder for cash the following real property:

All that certain tract or parcel of land out of Block Fourteen (14) of the Phipps Subdivision in the City of Marlin, Falls County, Texas, more particularly described as follows:  
BEGINNING in the North line of Mary Street at the Southeast corner of a lot conveyed by the Estate of Florence Hunnicutt Woodland to O. R. Spencer, et al by deed dated January 20, 1959, and recorded in Vol. 242, Page 271 of the Falls County Deed Records.  
THENCE East with the North line of Mary Street to the West line of Cypress Street;  
THENCE North 73 feet to a stake for corner;  
THENCE West 87 feet to the Northeast corner of the lot conveyed to O. R. Spencer, et al;  
THENCE South 73 feet with the East line of the Spencer lot to the place of beginning, and being the same lot described in a deed from Rozella Pauling, et al to Juanita Groesbeck, dated July 24, 1959 and recorded in Vol. 244, Page 220 of the Deed Records of Falls County, Texas.

The earliest time that the sale will begin is: 10:00 a.m.

The sale will be concluded no later than 1:00 p.m.

The address or other common designation of this real property is: 810 Chambers St., Marlin, Falls County, Texas.

This sale will be made to satisfy the debt evidenced by the promissory note dated October 10, 2018 in the original principal balance of \$10,680.00, executed by **RAYMOND DAWSON** to **NICOLAS J. MEES, III**, as payee, and secured by and pursuant to the power of sale conferred in the deed of trust dated October 10, 2018 (referred to in this notice as the Deed of Trust) and recorded in Volume 350, Page 115 of the Falls County Official Records.

**FILED \_\_\_\_\_ M**

**APR 10 2019**

**LINDA WATKINS  
CO. CLK. FALLS CO.**

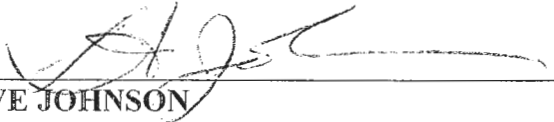
NICHOLAS J. MEES, III, whose address is 610 East Royal Oaks Dr., Marlin, Texas has requested me, the undersigned, to enforce this trust by selling the real property because you are in default in the payment of the note described in the Deed of Trust.

**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.**

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable.

You now owe **NICHOLAS J. MEES, III** the full sum due under your note and deed of trust. Your debt has been accelerated because you failed to cure the default as was requested in the Notice of Intent to Accelerate sent to you on March 19, 2019, as specified in the Notice of Intent to Accelerate.

Dated: April 10, 2019

  
\_\_\_\_\_  
**STEVE JOHNSON**  
Trustee  
122 Bridge Street  
Marlin, Texas 76661  
Falls County

**FILED \_\_\_\_\_ M**

**APR 10 2019**

**LINDA WATKINS  
CO. CLK. FALLS CO.**