

NOTICE OF TRUSTEE'S SALE

You, **CARRIE DOUGLAS**, are hereby notified that on Tuesday, December 5, 2023, between the hours of 10:00 A.M. and 4:00 P.M., at the South Entrance steps leading through the South Entrance door to the second floor of the Courthouse in Falls County, Texas, located at 125 Bridge Street 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:

Being Lots One (1) and Two (2), Block Three (3) of the W. H. Jones Estate Subdivision in the City of Marlin, Falls County, Texas being further described in the attached Exhibit "A".

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: 102 Ripley St., Marlin, Falls County, Texas 76661.

This sale will be made to satisfy the debt evidenced by the promissory note dated December 11, 2017, in the original principal sum of \$29,000.00, executed by you as Maker to **BILLY G. GREENSAGE** and wife, **KATHY A. GREENSAGE**, as payee, and secured by and pursuant to the power of sale conferred in the deed of trust dated December 11, 2017 (referred to in this notice as the Deed of Trust). The Deed of Trust was executed by you to STEVE JOHNSON as Trustee for the benefit of **BILLY G. GREENSAGE** and wife, **KATHY A. GREENSAGE**, and was recorded in Volume 338, Page 130 in the Official Public Records of Falls County, Texas.

BILLY G. GREENSAGE and wife, **KATHY A. GREENSAGE**, whose address is P. O. Box 822, Goldwaite, Texas 76844 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.

At 2:35 o'clock PM

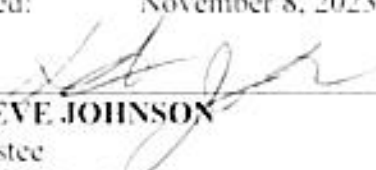
NOV 08 2023

ELIZABETH PEREZ, COUNTY CLERK
FALLS COUNTY, TEXAS
BY [Signature] DEPUTY

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 **BILLY G. GREENSAGE** and wife, **KATHY A. GREENSAGE** 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 September 20, 2023, as specified in the Notice of Intent to Accelerate.

Dated: November 8, 2023



STEVE JOHNSON

Trustee
122 Bridge Street
Marlin, Texas 76661
Falls County

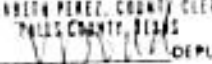
FILED
At 3:55 o'clock P.M.
NOV 08 2023
ELIZABETH PEREZ, COUNTY CLERK
FALLS COUNTY, TEXAS
BY:  DEPUTY

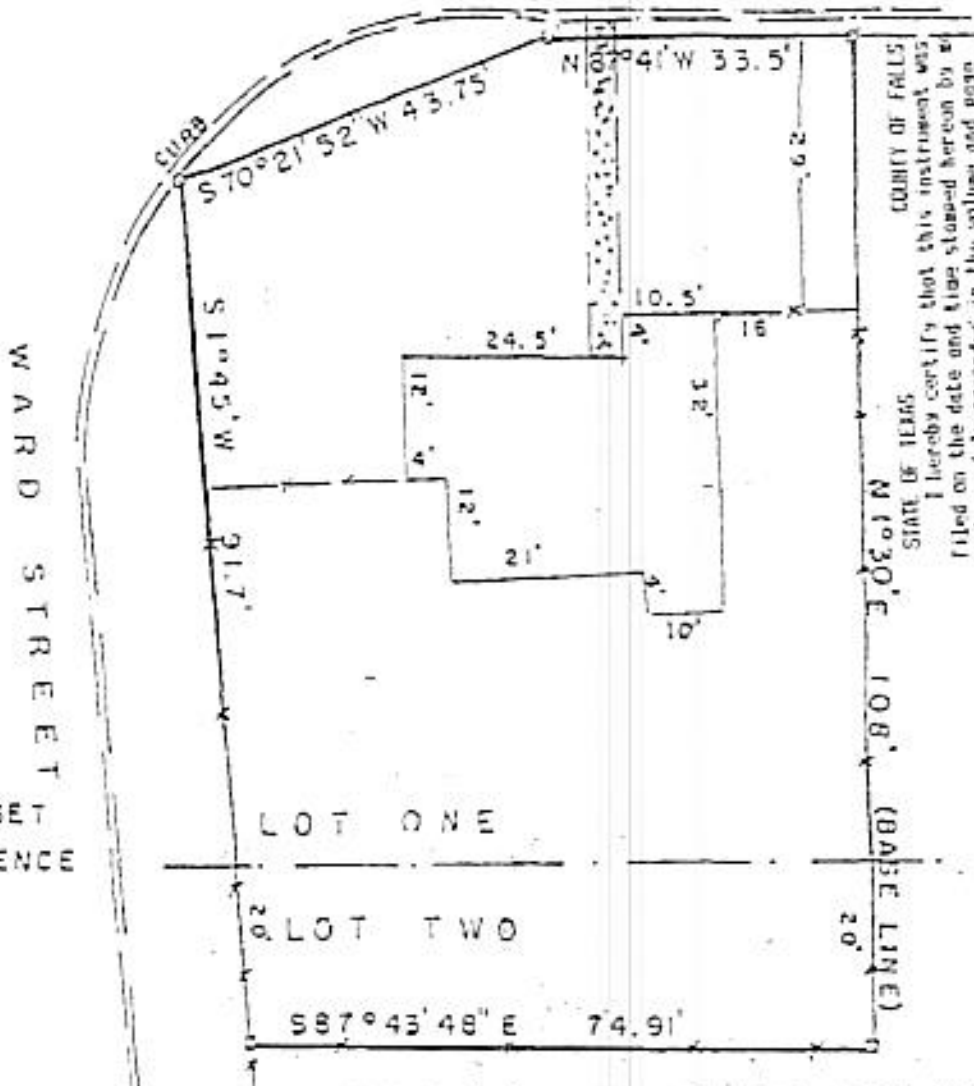
EXHIBIT "A"

RIPLEY STREET

SCALE: 1" = 20'

NOTE:

- = COR. FOUND
- = IRON STAKE SET
- = CHAIN-LINK FENCE



COUNTY OF FALLS
 STATE OF TEXAS
 I hereby certify that this instrument was filed on the date and time stated herein by me and was duly recorded in the volume and page in Official Public Records of Falls County Falls County Dec 12, 2017 at 10:49A

All that certain tract of land, being a part of Lots 1 and 2, Block 1 of the W. E. Jones Estate Subdivision in the City of Marlin, Falls County, Texas as shown in Book 1, Page 10 of Plat Records of said county, known as 102, Ripley Street and described by notes and bounds as follows:

Beginning at a steel post found in the east fence line of Ward Street;
 Thence south 87 deg 43 min 48 seconds east 74.91 feet with a chain-link fence to a steel post found for the southeast corner of this tract;
 Thence north 1 deg 30 min east 108 feet, (base line), partly with said fence to an iron stake set in the south line of Ripley Street;
 Thence north 87 deg 41 min west 33.5 feet with said south line to an iron stake set at the end of a cut-back to Ward Street;
 Thence south 70 deg 21 min 52 seconds west 43.75 feet with said cut-back to an iron stake set in the east line of Ward Street;
 Thence south 1 deg 45 min west 91.7 feet, partly with fence, to the place of beginning, being the same tract of land, as fenced, described in the deed to Rinse Roos, et ux, recorded in Vol. 39, Page 110 of the Official Records of said county.

THE STATE OF TEXAS
 COUNTY OF MCLENNAN

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and that there are no discrepancies, conflicts, shortages in the area, boundary line conflicts, encroachments, overlapping of improvements, easements of rights of way, except as shown hereon and I have marked all the corners with iron stakes on the ground.



Arvin McDonald

Arvin McDonald
 Registered Professional Land Surveyor No. 272

FILED
 NOV 08 2023

ELIZABETH PETER, COUNTY CLERK
 FALLS COUNTY, TEXAS
 DEPUTY