

NOTICE OF TRUSTEE'S SALE

You, **KRISTEN LYONS**, are hereby notified that on Tuesday, December 6, 2022, 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:

0.34 acres, all of called Lot G and part of Lot H, Outlot 5 Northeast, City of Marlin, Falls County, Texas and 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: 313 Houghton Ave., Marlin, Texas 76661.

This sale will be made to satisfy the debt evidenced by the promissory note dated May 15, 2017, in the original principal sum of \$60,000.00, executed by you as Maker to **NATASHA FRANK** as payee, and secured by and pursuant to the power of sale conferred in the deed of trust dated May 15, 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 **NATASHA FRANK**, and was recorded in Volume 333, Page 495 in the Official Public Records of Falls County, Texas.

NATASHA FRANK, whose address is 1151 FM 2027, Rosebud, Texas 76570 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

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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 **NATASHA FRANK** 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 August 30, 2022, as specified in the Notice of Intent to Accelerate.

Dated: October 26, 2022


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

TO FALLS CO.
OCT 26 2022

EXHIBIT "A"

Description of: 0.34 acres, all of called Lot G and part of Lot H, Outlot 5 Northeast, City of Marlin, Falls County, Texas. Being an 0.34 acres tract situated in Outlot 5 Northeast, City of Marlin, Falls County, Texas, and being all of that called Lot G and part of that called Lot H described in the deed from Lott State Bank to James Lyons, et ux, recorded in Volume 181, Page 448, Official Records of Falls County, Texas, said 0.34 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 3/8" iron rod at the intersection or the North right of way line of Houghton Street and the West right of way line of Carter Street for the Southeast corner of said Lot G and this tract;

THENCE S 86°, 40' 39" W, 84.85 feet with the North line of said Houghton Street and the South line of said Lot G and Lot H to a found 5/8" iron rod in the South line of Lot H for Southwest corner of this tract and Southeast corner of the Leon D. Yezak tract.

THENCE N 4°, 40' 27" W, 173.76 feet to a set 1/2" iron rod in the North line of Lot H, for Northwest corner of this tract and Northeast corner of said Yezak tract;

THENCE N 85°, 30' 08" E, 84.85 feet with the North line of Lot H and Lot G, to a set 1/2" iron rod in the West line of Carter Street for Northeast corner of Lot G and this tract;

THENCE S 4°, 40' 00" E, 175.50 feet with the West line of Carter Street to the point of beginning, containing 0.34 acre, more or less.

OFFICE OF THE COUNTY CLERK

OCT 28 2022

1:50

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