

WKL 55
FILED FOR RECORD
AT 3:30 O'CLOCK P.M.

NOTICE OF FORECLOSURE SALE

MAR 20 2014

Notice is hereby given of a public non-judicial foreclosure sale. **SHERRY DOWD
COUNTY CLERK NAVARRO COUNTY, TEXAS
DEPUTY**

1. Property To Be Sold. The property to be sold is described as follows:

All that certain lot, tract or parcel of land 1.594 acres situated in the John Fullerton Survey, Abstract No. 470, in Dawson, Navarro County, Texas, and being further described on Exhibit "A" attached hereto and made a part hereof for all purposes.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: May 6, 2014

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: Navarro County Courthouse, at the following location: Front entrance of the Navarro County Courthouse at 300 W. 3rd Avenue, Corsicana, Texas.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refileing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been

subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

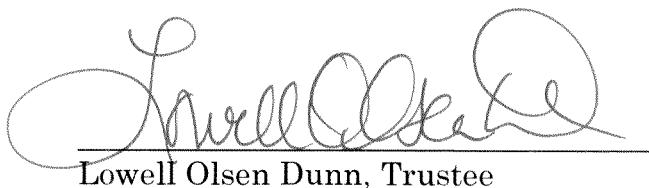
4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Dewey Carson. The Deed of Trust is dated September 19, 2013, and is recorded in Instrument No. 7958 (2013) of the Official Public Records of Navarro County, Texas.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$56,300.00, executed by Dewey Carson, and payable to the order of Meljo IRA, LLC; and (2) all modifications, renewals and extensions of the note. Meljo IRA, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: March 20, 2014



Lowell Olsen Dunn, Trustee

EXHIBIT "A"

1.594 ACRES
DAWSON, TEXAS

JOHN FULLERTON SURVEY
ABSTRACT NO. 470

All that certain lot, tract, or parcel of land, being 1.594 acres situated in the John Fullerton Survey, Abstract No. 470, in Dawson, Navarro County, Texas, and being part of the tract conveyed in a deed from Alta Baldwin to Ralph G. Baldwin, dated May 16, 1986, and recorded in Volume 1074 Page 380, in the Official Public Records of Navarro County, Texas. Said 1.594 acres are more fully described as follows:

Beginning at a 1 1/4" pipe found for the north corner of this tract and the Baldwin tract, and in the east corner of a called 0.901 acre tract conveyed to Maria Suaste in Document Number 7353 (2011), and in the southwest line of North Smith Street;

Thence south 31 degrees 21 minutes 30 seconds east along the northeast line of the Baldwin tract and a northeast line of this tract, a distance of 88.20 feet to a 1/2" rod previously set, and being the north corner of a 0.198 acre tract conveyed to Timothy Bowen Special Needs Trust in Volume 1890 Page 743;

Thence south 60 degrees 00 minutes 00 seconds west a distance of 96.10 feet to a 1/2" rod previously set for the west corner of the 0.198 acre tract;

Thence south 31 degrees 21 minutes 30 seconds east a distance of 90.00 feet to a 1/2" rod previously set for the south corner of the 0.198 acre tract, and in the southeast line of the southeast line of the Baldwin tract;

Thence south 60 degrees 18 minutes 16 seconds west generally along the southeast line of the Baldwin tract, a distance of 343.25 feet to a 1/2" rod found for the south corner of this tract and the Baldwin tract;

Thence north 32 degrees 35 minutes 34 seconds west generally along a fence and the southwest line of the Baldwin tract, a distance of 175.57 feet to a 3/8" rod found for the west corner of this tract and the Baldwin tract;

Thence north 59 degrees 52 minutes 34 seconds east generally along a fence and the northwest line of the Baldwin tract, a distance of 443.06 feet to the place of beginning and containing 1.594 acres of land.