

#8 - 3:30 p.m.
MAY 16 2022

NOTICE OF TRUSTEE'S SALE

Chris Chavez
DAWSON COUNTY CLERK

You, Byron K. Berry, are hereby notified that on Tuesday, June 7, 2022, between the hours of 1:00 P.M. and 4:00 P.M., on the steps of the entrance and foyer of the Dawson County Courthouse at 400 S. 1st Street, in the city of Lamesa, Dawson County, Texas, I, the undersigned, will sell at public auction to the highest bidder for cash the following real property:

Surface estate only of a 1.4 acre tract situated in a 160 acre tract described in Vol. 486, Pg. 249 of the Deed Records of Dawson County, Texas, of Section 25, Block 34, T-5-N, T. & P. RR. CO. Survey, Dawson County, Texas, together with all improvements situated thereon and described by metes and bounds as follows:

Beginning at a set ½" iron rod with a cap for the Southwest corner of said 1.40 acre tract point being on the West line of said Section 25, from whence the Southwest corner bears S 12degrees16'03" E, a distance of 1270.0 feet;

Thence N 12degrees16'03" W, along the West line of said Section 25 a distance of 234.5 feet to a ½" iron rod with cap set for the Northwest corner of said 1.40 acre tract;

Thence N 77degrees44'41" E, along the North line of the 160 acre tract, a distance of 259.5 feet to a ½" iron rod with cap set for the northeast corner of said 1.40 acre tract;

Thence S 12degrees15'55" E a distance of 234.3 feet to a ½" iron rod with cap set for the Southeast corner of said 1.40 acre tract;

Thence S 77degrees42' 12" W, a distance of 259.5 feet to the Point of Beginning.

The address or other common designation of this real property is: 2215 County Road V, Lamesa, Texas 79331.

This sale will be made to satisfy the debt evidenced by the promissory note dated September 19, 2009, in the original principal sum of \$40,500.00, executed by Simion Branch and you, as Makers, to E. B. Murphy and Latrece Murphy, as payee, and secured by and pursuant to the power of sale conferred in the deed of trust dated September 19, 2009 (referred to in this notice as the Deed of Trust). The Deed of Trust was executed by Simion Branch and you, as Grantors, to Ronnie Taylor, as Trustee, for the benefit of E. B. Murphy and Latrece Murphy, and was recorded September 29, 2009, in Volume 626, Page 210, of the Official Public Records, Dawson County, Texas. Latrece Murphy 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.

Dated this the 16th day of May, 2022.



Ronnie Taylor
1258 E CR 18
Lamesa, TX 79331