

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, THEN YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF TRUSTEE'S SALE**

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF JONES

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You, Raven Blair and Cash P. Frazier, are hereby notified that on Tuesday, July 2, 2019, between the hours of 10:00 A.M. and 4:00 P.M. on the front steps of the Jones County Courthouse located at Courthouse Plaza, City of Anson, County of Jones, State of Texas, I, the undersigned, will sell at public auction to the highest bidder for cash the following real property:

BEING all of Lot 7, Block 12, Southside Addition to the Town of Stamford, Jones County, Texas.

The earliest time that the sale will begin is 10:00 A.M.

This sale will be made to satisfy the debt evidenced by the promissory note dated July 31, 2017, in the original principal sum of \$8,029.52, executed by you as Maker to B.C. Doty, as Payee and secured by and pursuant to the power of sale conferred in the Deed of Trust dated July 31, 2017 (the "Deed of Trust"). The Deed of Trust was executed by you as Grantor to James M. Decker as Trustee for the benefit of B.C. Doty ("Beneficiary") and was recorded as Instrument No. 172036, Official Public Records, Haskell County, Texas.

The Beneficiary has appointed me, the undersigned James M. Decker, as Trustee under the Deed of Trust by a written Appointment of Trustee dated May 23, 2019. As Trustee, I am vested with and succeed to all the powers and duties of Trustee in the Deed of Trust. Thus, the Beneficiary has requested me, the undersigned Trustee, 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.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. You now owe the Beneficiary the sum of \$8,029.52. If you do not pay the Beneficiary this amount, then the Real Property will be sold to satisfy the debt. 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 April 4, 2019; specifically, you failed to pay the principal of \$8,029.52, plus accrued interest, on or before 5:00 p.m. on April 25, 2019.

**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**

POSTED NOTICE

DATE 7/1/19 TIME 1:45 PM

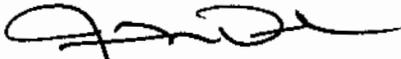
James M. Decker  
JONES COUNTY CLERK, JONES CO., TX

BY: Christina McFee

**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.**

Signed on 6/10/19

Trustee:

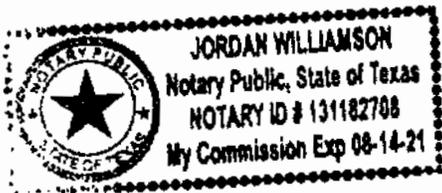


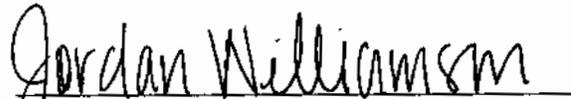
James M. Decker, Attorney  
SHAHAN GUEVARA DECKER ARROTT  
127 East McHarg Street  
Stamford, Texas 79553

**ACKNOWLEDGEMENT**

THE STATE OF TEXAS                   §  
   §  
COUNTY OF JONES                   §

This instrument was acknowledged before me on the 10th day of June, 2019, by JAMES M. DECKER.



  
NOTARY PUBLIC, STATE OF TEXAS

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

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## **APPOINTMENT OF TRUSTEE**

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HASKELL

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Pursuant to the Deed of Trust dated July 31, 2017, which was executed by **RAVEN BLAIR and CASH P. FRAZIER** ("Grantor") and filed and recorded as Instrument No. 172036, Official Public Records, Jones County, Texas ("Deed of Trust"), Grantor conveyed to **JAMES M. DECKER**, Trustee named in the Deed of Trust ("Trustee"), all of Grantor's right, title, and interest in and to the real property situated in Haskell County, Texas, described as follows:

BEING all of Lot 7, Block 12, Southside Addition to the Town of Stamford, Jones County, Texas.

in order to secure payment of the Real Estate Lien Note ("Promissory Note") dated July 31, 2017, in the original principal amount of \$8,029.52 executed by Grantor and payable to the order of **B.C. DOTY** ("Beneficiary").

The Promissory Note is in default, with its entire unpaid balance due and payable. Thus, Beneficiary intends to enforce the power of sale set forth in the Promissory Note and the Deed of Trust referred to above.

Beneficiary has determined to appoint **JAMES M. DECKER**, an attorney with **SHAHAN GUEVARA DECKER ARROTT**, as trustee under the Deed of Trust. Beneficiary has directed **JAMES M. DECKER** (the "Trustee") to enforce the power of sale pursuant to the terms stated in the Deed of Trust.

Therefore, Beneficiary does hereby make, constitute, and appoint **JAMES M. DECKER**, whose address is 127 East McHarg Street, Stamford, Texas 79553, as Trustee to act under and by virtue of the Deed of Trust described above and to succeed to any and all of the rights, powers, trusts, and estates previously granted to the Trustee named in the Deed of Trust, and Beneficiary hereby requests that the Trustee enforce the power of sale contained in the Deed of Trust in accordance with its terms and the applicable law.

Beneficiary hereby requests that the Trustee deliver by certified mail, return receipt requested, a copy of the Notice of Trustee's Sale at least twenty-one (21) days preceding the proposed date of the sale to each debtor obligated to pay the indebtedness according to the records of Beneficiary, as required by law. The name and address of each such debtor is as follows: **RAVEN BLAIR and CASH P. FRAZIER**, 813 South Swenson Street, Stamford, Texas 79553.

