

Notice of Foreclosure Sale

October 31, 2023

FILED FOR RECORD

#17 NOV 01 2023 10:30AM
Clerk
DAWSON COUNTY CLERK

DEED OF TRUST ("DEED OF TRUST"):

DATED: April 1, 2023

GRANTOR: Rensay Davis, as Independent Executor of the Estate of Dixie Davis
4820 Seymour Highway
Wichita Falls, Texas 76310
Wichita County

TRUSTEE: Brady & Hamilton, LLP
1602 13th Street,
Lubbock, Texas 79401
Lubbock County

LENDER: Duff Greathouse and Brenda Greathouse
811 Mill Street,
Wichita Falls, Texas 76301
Wichita County

RECORDED IN: Instrument No. 2023-1548 of the Official Public Records of Dawson
County, Texas

PROPERTY: All of the Northwest One-fourth (NW/4) and all of the South One-half (S/2)
Section 26, Block M, E.L. & R.R. RR. Company Survey, Dawson County,
Texas. Being the same property described as Tract Two as conveyed in
Partition Deed dated May 16, 2011, recorded in Volume/Book 657, Page
258 of the Official Public Records of Dawson County, Texas, to Dixie
Davis.

SECURES: Promissory Note ("Note") in the original principal amount of THREE
HUNDRED THIRTY-FIVE THOUSAND EIGHT HUNDRED
SEVENTY-FIVE AND 64/100 DOLLARS (\$335,875.64), executed by
Rensay Davis, as Independent Executor of the Estate of Dixie Davis,
("Borrower") and payable to the order of Lender.

SUBSTITUTE TRUSTEE(S): Matthew D. Anderson, Anthony W. Bates, D. Todd Davenport, Peyton W.
Cannedy, and/or Eliot Hardee
3711 Maplewood Ave., Suite 200
Wichita Falls, Texas 76308
Wichita County

FORECLOSURE SALE:

DATE: December 5, 2023

TIME: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter**

PLACE: South entrance of the Dawson County Courthouse, 400 S 1st Street, Lamesa, Texas 79331.

TERMS OF SALE: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

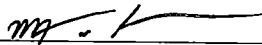
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

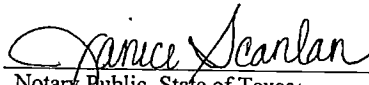


Matthew D. Anderson
Attorney for Duff Greathouse and Brenda
Greathouse

STATE OF TEXAS
COUNTY OF WICHITA

This instrument was acknowledged before me on October 31, 2023 by Matthew D. Anderson.





Janice Scanlan
Notary Public, State of Texas
My commission expires: