

21-088430

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MAR 02 2023 2:41pm

Notice of Substitute Trustee's Sale

C. C. Chang

DAWSON COUNTY CLERK

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: June 11, 2014	Original Mortgagor/Grantor: KATHERINE R. GOOLSBY
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR HIGHTECHLENDING INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: REVERSE MORTGAGE FUNDING LLC
Recorded in: Volume: 745 Page: 075 Instrument No: N/A	Property County: DAWSON
Mortgage Servicer: CELINK	Mortgage Servicer's Address: 14800 Landmark Blvd., Suite 850, Dallas, TX 75254

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures: Note in the original principal amount of \$87,000.00, executed by KATHERINE GOOLSBY (DECEASED) and payable to the order of Lender.

Property Address/Mailing Address: 1101 S 15TH STREET, LAMESA, TX 79331

Legal Description of Property to be Sold: A TRACT OF LAND 50 FEET BY 150 FEET OUT OF THE NORTHEAST PART OF THE SOUTHEAST ONE-FOURTH (SE/4) OF SECTION 12, BLOCK 36, TOWNSHIP 5 NORTH, T. & P. RAILWAY COMPANY SURVEY, DAWSON COUNTY, TEXAS, AS DESCRIBED BY METES AND BOUNDS IN WARRANTY DEED DATED OCTOBER 22, 1992, RECORDED IN VOLUME 441, PAGE 603 OF THE DEED RECORDS, DAWSON COUNTY, TEXAS.

BEING A 50 FEET BY 150 FEET TRACT OUT OF THE NORTHEAST PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 12, BLOCK 36 TOWNSHIP 5 NORTH, T&P RR CO SURVEY, DAWSON COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "CLS RPLS 6331" SET IN THE WEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 137 AS DESCRIBED IN VOLUME 73, PAGE 119 OF THE DAWSON COUNTY DEED RECORDS, SAME BEING THE SOUTHEAST CORNER OF A 2.99 ACRE TRACT AS DESCRIBED IN VOLUME 96, PAGE 604 OF THE DAWSON COUNTY DEED RECORDS AND BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE S.14°40'38"E 50.00 FEET ALONG THE WEST RIGHT-OF-WAY OF SAID HIGHWAY TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE SOUTHEAST CORNER OF THIS TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND IN SAID RIGHT-OF-WAY BEARS S.14°40'38"E. 1236.12 FEET;

THENCE S.75°44'05"W 150.00 FEET RUNNING PARALLEL TO THE SOUTH LINE OF SAID 2.99 ACRE TRACT TO A 4 INCH STEEL POST FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N.14°40'38"W 50.00 FEET RUNNING PARALLEL TO THE WEST RIGHT-OF-WAY OF SAID HIGHWAY TO A 1/2 INCH IRON ROD WITH CAP SET IN THE SOUTH LINE OF SAID 2.99 ACRE TRACT;

THENCE N.75°44'05"E 150.00 FEET ALONG THE SOUTH LINE OF SAID 2.99 ACRE TRACT TO THE POINT OF BEGINNING.



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PARCEL ID: 20365-12060-00000-00000.

Date of Sale: May 02, 2023	Earliest time Sale will begin: 1:00PM
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Place of sale of Property: SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

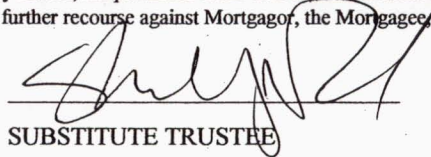
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *REVERSE MORTGAGE FUNDING LLC*, the owner and holder of the Note, has requested Shelley Nail, Zane Nail, Cassie Martin or Donna Trout whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 , to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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 *REVERSE MORTGAGE FUNDING LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Shelley Nail, Zane Nail, Cassie Martin or Donna Trout whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 , 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 Shelley Nail, Zane Nail, Cassie Martin or Donna Trout whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 , Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

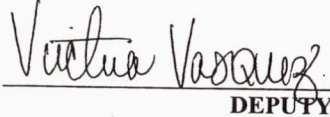


SUBSTITUTE TRUSTEE

Shelley Nail, Zane Nail, Cassie Martin or Donna Trout

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112

FILED FOR RECORD this the 2nd day of March, 2023 at 2:11 p M.
RECORDED this the 2nd day of March, 2023.
CLARE CHRISTY, COUNTY CLERK
DAWSON COUNTY, TEXAS



DEPUTY