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FILED FOR RECORD

8:00 A.M.
OCT 11 2018

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Notice of Foreclosure Sale

October 11, 2018

Darla Steppard
DAWSON COUNTY CLERK

DEED OF TRUST ("Deed of Trust"):

Dated: July 30, 2014

Grantor: FRANCISCO HERNANDEZ and MARY HERNANDEZ

Trustee: Steven B. Payson

Lender: MARY BETH SENN

Recorded in: Volume 748, Page 103 of the real property records of Dawson County, Texas

Legal Description: The South Sixty Feet (S. 60') of Lot Three (3) and the South Sixty Feet (S. 60') of the West part of Lot Two (2) both in Block Twenty Eight (28) of the Lee Addition to the Town of Lamesa, Dawson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set in the Southwest corner of Lot 3, Block 28 of the Lee Addition to the Town of Lamesa, Dawson County, Texas;

Thence in a Northerly direction along the West boundary line of said Lot 3 a distance of 60 feet to a 1/2 inch iron rod for the Northwest corner of this tract;

THENCE in an Easterly direction parallel with the South boundary line of said Lot 3, 88.5 feet to a 1/2 inch iron rod set for the Northeast corner of this tract;

THENCE in a Southerly direction and parallel with the West boundary line of said Lot 3, 60 feet to a 1/2 inch irod rod set in the South boundary line of Lot 2, Block 28 of the Lee Addition to the town of Lamesa, Dawson County, Texas;

THENCE in a Westerly direction along the South boundary line of said Lots 2 and 3 to the place of beginning.

Property is also known as 607 S. Houston Ave., Lamesa, Texas.

Secures: Promissory Note ("Note") in the original principal amount of

\$17,000., executed by FRANCISCO HERNANDEZ and MARY HERNANDEZ ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, November 6, 2018

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 1 p.m. and not later than three hours thereafter.

Place: South Entrance, Dawson County courthouse, Lamesa, Texas

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 MARY BETH SENN'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, MARY BETH SENN, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of MARY BETH SENN's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with MARY BETH SENN'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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

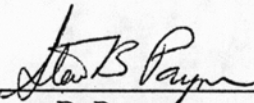
If MARY BETH SENN passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 MARY BETH SENN. 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.

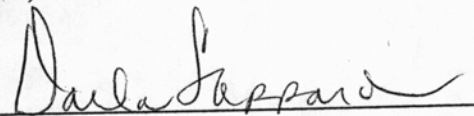
Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



Steven B. Payson
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LAMESA, TX 79331
Telephone (806) 872-5610
Telecopier (806) 872-0494

FILED FOR RECORD this the 11 day of October, 2018 at 8:00 A.M.
RECORDED this the 11 day of October, 2018.
DARLA SHEPPARD, COUNTY CLERK
DAWSON COUNTY, TEXAS

A handwritten signature in cursive script, appearing to read "Darla Sheppard", is written over a horizontal line.

DEPUTY