

#2

FILED FOR RECORD

1:45 PM

JAN 17 2023

NOTICE OF TRUSTEE'S SALE

Chris Chavez
DAWSON COUNTY CLERK

WHEREAS, on the 11th day of December 2015, James Garza and Maria Fernandez ("Grantor(s)"), executed a Deed of Trust to Tony L. Willis, Trustee for the benefit of Foundation Mortgages, L.L.C. ("Beneficiary"), and filed of record in Book 780, Page 463, of the Deed of Trust Records of Dawson County, Texas, conveying the real estate described herein, to secure Borrower's promise to pay according to its face and tenor that certain promissory note of even date therewith in the original principal sum of \$66,400.00 ("the Obligations"); and

WHEREAS, default occurred under said Deed of Trust due to the failure of Grantor to pay principal and interest installments on the Obligation when due. In accordance therefore, with the terms of said Deed of Trust, Beneficiary has declared indebtedness immediately due and hereby posts the property for foreclosure.

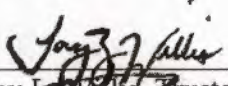
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7th day of February, 2023, between 10:00 a.m. and 3:00 p.m., I will sell said real estate on the steps of the entrance and foyer to the County Courthouse in Lamesa, Dawson County, Texas, at the place designated by the commissioners of said county for conducting foreclosures, to the highest bidder for cash.

Said real estate is described as:

ALL OF LOT 9, BLOCK 5 OF THE FORREST HILLS ADDITION TO THE TOWN OF LAMESA, DAWSON COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 2, PAGE 35, OF THE PLAT RECORDS, DAWSON COUNTY, TEXAS.

Known as 1817 North 13th Street, Lamesa, Texas 79331.

WITNESS MY HAND this 17th day of January, 2023.



Tony L. Willis, Trustee

Address:
P.O. Box 10847
Midland, Texas 79702
Phone: (432)682-8688

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.