

NOTICE OF SUBSTITUTE TRUSTEE SALE #4

Deed of Trust Date:
8/10/2009

Grantor(s)/Mortgagor(s):
BILLY G. KEMP AND WIFE SHARON A. KEMP

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FIRST NATIONAL BANK OF MIDLAND, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Lakeview Loan Servicing, LLC

Recorded in:
Volume: 624
Page: 202
Instrument No: 2149

Property County:
DAWSON

Mortgage Servicer:
M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Fountain Plaza,
Buffalo, NY 14203

FILED FOR RECORD

1:00 PM
JAN 26 2023

C. C. C. Clerk
DAWSON COUNTY CLERK

Legal Description: THE EAST 15 FEET OF LOT 22, ALL OF LOT 23 AND THE WEST 25 FEET OF LOT 24, BLOCK 5, OAKLAND PLACE ADDITION TO THE TOWN OF LAMESA, DAWSON COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 1, PAGE 95, PLAT RECORDS, DAWSON COUNTY, TEXAS.

Date of Sale: 4/4/2023

Earliest Time Sale Will Begin: 1pm

Place of Sale of Property: SOUTH ENTRANCE OF THE COURTHOUSE 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.

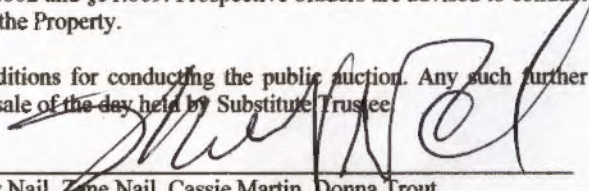
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.


Shelley Nail, Zane Nail, Cassie Martin, Donna Trout
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-21-80006-POS
Loan Type: VA