

#14

11:15am

OCT 02 2025

25TX801-0066

201 NORTH 14TH STREET, LAMESA, TX 79331

NOTICE OF FORECLOSURE SALE*Clara Chappin*
DAWSON COUNTY CLERK**Property:**

The Property to be sold is described as follows:

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.

Security Instrument:

Deed of Trust dated August 10, 2009 and recorded on August 18, 2009 as Instrument Number 2149 in the real property records of DAWSON County, Texas, which contains a power of sale.

Sale Information:

November 04, 2025, at 1:00 PM, or not later than three hours thereafter, at the south doors of the Dawson County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by BILLY G KEMP AND SHARON A KEMP secures the repayment of a Note dated August 10, 2009 in the amount of \$139,455.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o M&T Bank, One M&T Plaza, Buffalo, NY 14203, is the current mortgagee of the Deed of Trust and Note and M&T Bank is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



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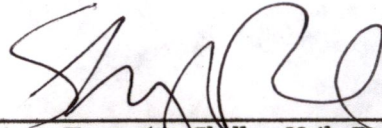
Substitute Trustee(s): Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Charles Green, Kristopher Holub, Ramiro Cuevas, Patrick Zwiers, Lisa Bruno, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Johnie Eads, Kory Young, Judy Mutschler, Ed Henderson, Dallas Blackmon, ServiceLink Agency Sales and Posting, LLC, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Charles Green, Kristopher Holub, Ramiro Cuevas, Patrick Zwiers, Lisa Bruno, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Johnie Eads, Kory Young, Judy Mutschler, Ed Henderson, Dallas Blackmon, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Shelley Nail, declare under penalty of perjury that on the 2 day of Oct, 2025 filed and posted this Notice of Foreclosure Sale in accordance with the requirements of DAWSON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).