

NOTICE OF FORECLOSURE SALE

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.

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Notice is hereby given of a public nonjudicial foreclosure sale.

1. **DATE OF SALE:** The sale is scheduled to be held on Tuesday, the 7th day of September, 2021.

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2. **TIME OF SALE:** The earliest time at which the sale shall occur is 1:00 o'clock p.m. The sale shall begin at that time or not later than three hours after that time.

3. **PLACE OF SALE:** The sale shall take place at the area at the Garza County Courthouse designated by the Commissioner's Court of Garza County where foreclosure sales are to take place, pursuant to Section 51.002 of the Texas Property Code, as amended; if no area is designated by the Commissioner's Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Foreclosure Sale is posted.

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4. **PROPERTY TO BE SOLD:** The property to be sold is described as follows:

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A portion of Railroad Reservation Seven (7), Original Town of Post, Garza County, Texas, according to the Map, Plat and/or Dedication Deed thereof recorded in Volume 13, Page 1, Deed Records of Garza County, Texas and being further described as follows:

Being a frontage on Main Street of said City of Post, Texas, of One Hundred Eighty Feet (180') and extending South into said Reservation a distance of One Hundred Sixty Feet (160'), same being the North 160 feet (160') of said Railroad Reservation Seven (7).

5. **DEED OF TRUST:** Information regarding the Deed of Trust that is the subject of this sale is as follows:

<u>Date:</u>	June 3, 2015
<u>Grantor:</u>	James Carl Dawson and Joy Kay Dawson
<u>Holder of Note:</u>	Centennial Bank, a division of Happy State Bank (successor in interest to Centennial Bank)
<u>Substitute Trustee:</u>	Mark W. Harmon
<u>Recording Information:</u>	Volume 344, Page 608, Official Public Records of Garza County, Texas

6. **NOTE SECURED BY DEED OF TRUST:** Information regarding the Note secured by the Deed of Trust that is the subject of this sale is as follows:

Date: June 3, 2015
Face Amount: \$81,869.71
Maker: James Carl Dawson
Holder: Centennial Bank, a division of Happy State Bank
(successor in interest to Centennial Bank)

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7. **SUBSTITUTION OF TRUSTEE:** Information regarding the appointment of a Substitute Trustee is as follows:

Date: August 13, 2021
Substitute Trustee: Mark W. Harmon
Substitute Trustee's Street Address: 920 Avenue Q
Lubbock, Texas 79401

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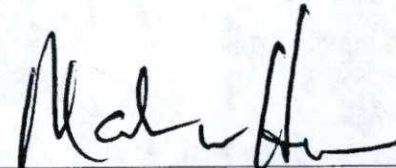
8. **TERMS OF SALE:** The sale will be conducted as a public auction to the highest bidder for cash, subject to the right of the beneficiary thereunder to have its bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. The sale will be made subject to any title matters set forth in the Deed of Trust. Prospective bidders are reminded that by law the sale will 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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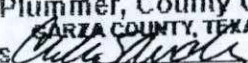
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9. **DEFAULT AND REQUEST TO ACT:** Default has occurred under the terms of the Note and Deed of Trust. The indebtedness represented by the Note is now wholly due and payable. The owner and holder of the indebtedness has requested that the undersigned, as the current Trustee under the Deed of Trust, sell the Property, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

SIGNED on the 17h day of August, 2021.



MARK W. HARMON, Substitute Trustee

FILED FOR RECORD
2021 Aug 17 at 10:59 AM
Jim Plummer, County Clerk
SARZA COUNTY, TEXAS
By:CS , DEPUTY