

140 OFFIELD ROAD
ALBANY, TX 76430

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NOTICE OF [SUBSTITUTE] TRUSTEE'S 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.

1. Date, Time, and Place of Sale.

Date: June 02, 2026

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE EAST DOOR OF THE SHACKELFORD COUNRTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

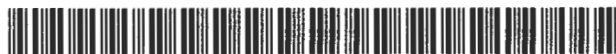
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 04, 2020 and recorded in Document INSTRUMENT NO. 20200510 real property records of SHACKELFORD County, Texas, with LINDA FAYE DAWSON, A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LINDA FAYE DAWSON, A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$77,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. COUNTRYPLACE MORTGAGE, LTD is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. COUNTRYPLACE MORTGAGE, LTD, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o COUNTRYPLACE MORTGAGE, LTD
5100 TENNYSON PARKWAY
SUITE 200
PLANO, TX 75024



FILED
Cheri Hawkins
CHERI HAWKINS
COUNTY & DISTRICT CLERK
SHACKELFORD COUNTY, TX
5/11/22 9:00am

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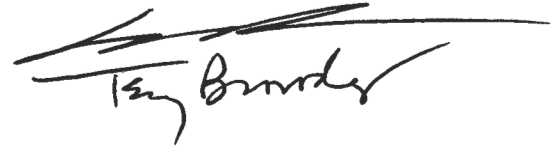
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THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

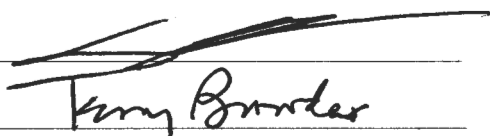


Israel Saucedo



Certificate of Posting

My name is Terry Brunder, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 5/11/26 I filed at the office of the SHACKELFORD County Clerk and caused to be posted at the SHACKELFORD County courthouse this notice of sale.


Declarants Name: Terry Brunder
Date: 5/11/26

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SHACKELFORD

EXHIBIT "A"

0.492 ACRES OF LAND BEING THE NORTH 1/2 OF LOT 6 BLOCK 2 OFFIELD SUBDIVISION AND PART OF SURVEY 19 BLOCK 11 T. & P. RR. CO. LANDS, AND BEING THE SAME LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 519 PAGE 291 OFFICIAL PUBLIC RECORDS, SHACKELFORD COUNTY, TEXAS.

BEGINNING AT A 1/2" IRON PIN FOUND FOR THE NORTHEAST CORNER OF LOT 6;

THENCE SOUTH WITH THE EAST LINE OF LOT 6 A DISTANCE OF 27.62' TO A FENCE CORNER FOUND FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED IN VOLUME 519 PAGE 291 AND BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE WEST A DISTANCE OF 95.00' TO A FENCE CORNER FOUND IN THE EAST LINE OF AN ALLEY FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED IN VOLUME 519 PAGE 291 AND BEING THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH WITH THE EAST LINE OF THE ALLEY A DISTANCE OF 204.82' TO A FENCE CORNER FOUND FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED IN VOLUME 519 PAGE 291 AND BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE EAST A DISTANCE OF 106.20' TO A FENCE CORNER FOUND FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED IN VOLUME 519 PAGE 291 AND BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH PASSING THE NORTHWEST CORNER OF LOT 7 BLOCK 1 OFFIELD SUBDIVISION AT 105.00' AND CONTINUING A TOTAL DISTANCE OF 177.20' TO A 1/2" IRON PIN FOUND IN THE NORTH END OF OFFIELD STREET FOR THE SOUTHWEST CORNER OF LOT 7;

THENCE WEST WITH THE NORTH END OF OFFIELD STREET A DISTANCE OF 11.20' TO THE PLACE OF BEGINNING AND CONTAINING 0.492 ACRES OF LAND. (SEE ATTACHED PLAT SH-673 L, BEARINGS BASED ON G.P.S. NAD 1983 COORDINATES).