

23-00118

525 COUNTY RD 1257, DETROIT, TX 75436

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:

SEE EXHIBIT A

Security Instrument: Deed of Trust dated September 1, 2021 and recorded on September 8, 2021 at Instrument Number 2021-01934 in the real property records of RED RIVER County, Texas, which contains a power of sale.

Sale Information: March 7, 2023, at 1:00 PM, or not later than three hours thereafter, at the hallway inside the east door of the Red River County Courthouse Annex, 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 DYLAN R JOHNSTON AND DORIS Y DAVID secures the repayment of a Note dated September 1, 2021 in the amount of \$220,000.00. GUARANTEED RATE, INC., whose address is c/o ServiceMac, LLC, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, is the current mortgagee of the Deed of Trust and Note and ServiceMac, LLC 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.

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.




4771597

ServiceLink

Sally Sherman

De Cubas, Lewis & Schwartz, P.C.
Sally Sherman, Attorney at Law
1999 N University Drive, Suite 204
Coral Springs, FL 33071

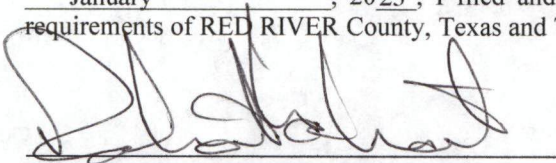


Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, Robert LaMont, Sheryl LaMont, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Sue Spasic, Harriet Fletcher, Zoran W. Spasic, Jami Grady and ServiceLink employees included but not limited to those listed herein.

c/o De Cubas, Lewis & Schwartz, P.C.
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Certificate of Posting

I, Robert La Mont, declare under penalty of perjury that on the 19th. day of January, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of RED RIVER County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



Robert La Mont, January 19, 2023

Exhibit "A"

Being a tract of land located in the John Lick Survey, Abstract No. 503, Red River County, Texas, and being all of a called 10 acre tract (Parcel 1) and all of a 9.754 acre tract (Parcel 2) conveyed to Nikki Gale Cline in a Deed known as Document No. 2021-00851 of the Official Public Records of Red River County, Texas, and being more particularly described as follows:

Beginning at a 1 1/2" iron pipe found at the northwest corner of said 9.754 acre tract and said Lick Survey, the southwest corner of a called 20 acre tract conveyed to Arnold Bolton and wife, Helen Jean Bolton in a Deed found in Volume 314, Page 561 of the Deed Records of Red River County, Texas, and a southwest corner of the Memphis, El Paso and Pacific Railroad Company Survey, Abstract No. 629, Red River County, Texas, the same lying in the east line of the John Pew Survey, Abstract No. 669, Red River County, Texas, and an east line of the remainder of a called 457.343 acre tract conveyed to Aniela Rust and Kevin James Rust in a Deed found in Volume 516, Page 368 of the Official Public Records of Red River County, Texas;

Thence North 88°07'21" East along the north line of said 9.754 acre tract and said Lick Survey, the south line of said 20 acre tract and a south line of said Railroad Survey, and at a distance of 104.45 feet (at 1.90 feet to the left) passing a 1 1/2" iron pipe found on the southwest side of a 6" wooden post, then continuing on for a total distance of 734.93 feet to a 5/8" iron rod found at the northeast corner of said 9.754 acre tract and the northwest corner of a called 10.04 acre tract conveyed to Arnold Bolton and wife, Helen Bolton in a Deed found in Volume 325, Page 652 of the Deed Records of Red River County, Texas, from which a 2" iron pipe found in the north line of said 10.04 acre tract and said Lick Survey and a south line of said Railroad Survey bears North 87°23'03" East 183.07 feet;

Thence South 02°36'40" East along the east line of said 9.754 acre tract and the west line of said 10.04 acre tract, and at a distance of approximately 562.5 feet passing the centerline of County Road No. 1257 (running generally east and west), then continuing on for a total distance of 574.17 feet to a 5/8" iron rod found at the southeast corner of said 9.754 acre tract and the southwest corner of said 10.04 acre tract, the same lying in the north line of a called 10 acre tract conveyed to Jesse F. Hernandez in a Deed found in Volume 475, Page 200 of the Deed Records of Red River County, Texas;

Thence South 87°05'57" West along the south line of said 9.754 acre tract and the north line of said Hernandez tract, generally along the southern edge of said road, and at a distance of approximately 162 feet passing near the end of said road, then continuing on for a total distance of 236.66 feet to a 1/2" iron rod with a cap marked "Denney" previously set at the northwest corner of said Hernandez tract and the northeast corner of said Parcel 1;

Thence South 01°17'23" East along the east line of said Parcel 1 and the west line of said Hernandez tract, and at a distance of 5.67 feet passing a 3/4" iron rod found, then continuing on for a total distance of 892.37 feet to a 1 1/2" iron pipe found at the southeast corner of said Parcel 1 and the southwest corner of said Hernandez tract, the same lying in the north line of the remainder of a called 118 acre tract conveyed to J.C. Lovan in a Deed found in Volume 37, Page 151 of the Deed Records of Red River County, Texas;

Thence South 87°36'01" West along the south line of said Parcel 1 and a north line of said Lovan remainder for a distance of 486.43 feet to a 3/8" iron rod found at the southwest corner of said Parcel 1 and a northwest corner of said Lovan remainder, the same lying in the west line of said Lick Survey, the east line of said Pew Survey, and an east line of the remainder of said 457.343 acre tract, from which a 1/2" iron rod found at the northwest corner of a called 35.50 acre tract conveyed to Terry R. Dilbeck and wife, Linda A. Dilbeck in a Deed found in Volume 604, Page 427 of the Official Public Records of Red River County, Texas bears South 01°44'36" East 1654.11 feet;

Thence North $01^{\circ}38'02''$ West along the west line of said Parcel 1 and said Lick Survey, an east line of the remainder of said 457.343 acre tract and the east line of said Pew Survey for a distance of 887.98 feet to a $5/8''$ iron rod found at the northwest corner of said Parcel 1 and southwest corner of said 9.754 acre tract;

Thence North $03^{\circ}13'51''$ West along the west line of said 9.754 acre tract and said Lick Survey, the east line of said Pew Survey, and an east line of the remainder of said 457.343 acre tract for a distance of 587.30 feet to the place of beginning, and containing a total of 19.748 acres of land, with approximately 0.120 acres lying in said road, leaving a net acreage of 19.628 acres.

FILED FOR RECORD
1:55 o'clock P M. on

JAN 19 2023

Shawn Weemes
SHAWN WEEMES, COUNTY CLERK
RED RIVER CO., TX