

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 3/15/1999	<b>Grantor(s)/Mortgagor(s):</b> KARON R. MOSS, A SINGLE WOMAN
<b>Original Beneficiary/Mortgagee:</b> AMERICAN STATE BANK	<b>Current Beneficiary/Mortgagee:</b> Lakeview Loan Servicing LLC
<b>Recorded in:</b> <b>Volume:</b> 91 <b>Page:</b> 300 <b>Instrument No:</b> 9900295	<b>Property County:</b> LYNN
<b>Mortgage Servicer:</b> M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Fountain Plaza, Buffalo, NY 14203
<b>Date of Sale:</b> 6/4/2024	<b>Earliest Time Sale Will Begin:</b> 10:00 AM
<b>Place of Sale of Property:</b> Lynn County Courthouse, 1600 Main Street, Tahoka, TX 79373 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** TRACT 1: THE EAST-HALF (E/2) OF LOT NO. FIFTEEN (15) AND ALL OF LOT NO. SIXTEEN (16), IN BLOCK NO. 65 OF THE NORTH TAHOKA ADDITION TO THE ORIGINAL TOWN OF TAHOKA, LYNN COUNTY, TEXAS; TRACT 2: SEE EXHIBIT A, ATTACHED HERETO.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Terry Browder, Jamie Osborne, Kevin Key, Jay Jacobs, Ronald Byrd, Charles Green, Kristopher Holub, Ramiro Cuevas, Patrick Zwiers, Lisa Bruno, Auction.com, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

**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.**

**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.**

Dated: 4/10/2024



Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for M&T Bank

Dated: 4/11/24

Printed Name:

Terry Browder

Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

**EXHIBIT A**

**TRACT NO. 2:**

A strip of land fifteen feet (15') in width adjacent to the East boundary line of Lot No. Sixteen (16) in Block No. 65, of the North Tahoka Addition to the Original Town of Tahoka, Lynn County, Texas, and described by metes and bounds as follows:

**BEGINNING** at the Southeast corner of said Lot No. Sixteen (16); the Southwest corner of this tract;

**THENCE**, North, along the East boundary line of Lot No. Sixteen (16), a distance of 140' to the Northeast corner of said lot; the Northwest corner of this tract;

**THENCE**, South  $89^{\circ}42'49''$  East, a distance of 15' to a point in the right-of-way of Avenue N, in the City of Tahoka, Texas, for the Northeast corner of this tract;

**THENCE**, South  $0^{\circ}17'11''$  West, parallel with and 15' East of the East boundary line of said Lot No. Sixteen (16), to a point in said right-of-way of Avenue N, which point is South  $89^{\circ}42'49''$  East, a distance of 15' from the Southeast corner of said Lot No. Sixteen (16); the Southeast corner of this tract;

**THENCE**, North  $89^{\circ}42'49''$  West, a distance of 15' to the **Place of Beginning**.

FILED FOR RECORD  
KAREN STRICKLAND - COUNTY CLERK  
LYNN COUNTY, TEXAS

**INST NO:2024-0483**

FILED ON: APRIL 11, 2024 AT 3:08pm  
THE INSTRUMENT CONTAINED 3 PAGES AT FILING  
Filed by: Julia Charo Deputy Clerk

THE STATE OF TEXAS  
COUNTY OF LYNN



I, Karen Strickland, Clerk County Court in and for said county hereby do certify that the foregoing instrument was filed for record in my office on the 11th day of April 2024 at 3:08 PM and duly recorded on that date, in the Official Public Records of said county.

Instrument # 2024-0483, 3 Pages

A handwritten signature in blue ink that reads "Karen Strickland".

Karen Strickland, County Clerk

**DO NOT DESTROY**

**WARNING-THIS IS PART OF THE OFFICIAL RECORD**

Return:

BROWDER TITLE RESEARCH  
897 ELMWOOD DR  
ABILENE, TEXAS 79605