

2025.006

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property to be Sold. The property to be sold includes all such real property described in the below referenced Deed of Trust and further described to include, but not to limit, as follows:

The East Forty-Five Feet (45') of Lot Two (2) and the West Sixty Feet (60') of Lot Three (3), Block Nine (9), Unit Three (3), J. Fred Phillips Addition to the City of Dumas, Moore County, Texas, according to the plat thereof recorded in Plat Cabinet 1, Sleeve A-8, Moore County Plat Records.

2. Deed of Trust. The document entitled Deed of Trust ("Deed of Trust") pursuant to which this sale will be conducted is described as follows:

Dated: June 9, 2017
Grantor: Summer D. Giffin, a single woman
Beneficiary: Donald Lee Giffin
Recorded: June 14, 2017, in Book 792, Page 490, Instrument No. 0194200 of the Official Public Records of Moore County, Texas

2025.006
BRENDA MCYVANA
CLERK
2017 JUN 13 11:12:47
MOORE COUNTY, TEXAS
Brenda McYvana

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: February 4, 2025
Time: The sale shall begin no earlier than 10:00 o'clock, A.M. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 P.M.
Place: In the center area of the hall on the first floor of the original (main building) of the Moore County Courthouse, 715 S. Main, Dumas, Texas 79029.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of

Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The property to be sold shall include all real property secured by the Deed of Trust that has not been previously released.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily 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.

5. **Type of Sale.** The sale is a non-judicial Deed of Trust Lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "obligations") including but not limited to (1) Real Estate Lien Note in the original

principal amount of \$121,666.67, executed by Summer D. Giffin, a single woman, and payable to the order of Donald Lee Giffin (the "Note"); (2) all renewals and extensions of the Note; and (3) any and all present and future indebtedness of Summer D. Giffin, a single woman to Donald Lee Giffin. Donald Lee Giffin is the current owner and holder of the obligations and is the Beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the Beneficiary, Donald Lee Giffin, 523 Binkley Avenue, Dumas, Texas 79029.

7. **Default and Request to Act.** Default has occurred under the Deed of Trust, and the Beneficiary has requested me, Bailey Hartman or Samuel S. Karr, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the Beneficiary may appoint another person as Substitute Trustee to conduct the sale.

8. **Statutory Notice of Servicemember Rights.** **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.**

DATED this the 7th day of January, 2025.

MORGAN WILLIAMSON LLP
701 South Taylor, Suite 440
Amarillo, Texas 79101
Telephone: (806) 358-8116
Facsimile: (806) 350-7642

By: 

Bailey Hartman
State Bar No. 24125916