

A Debtor who is serving on active duty in the military may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501, et. seq.) and state law, including Section 51.015 of the Texas Property Code. 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.

NOTICE OF TRUSTEE’S SALE

DATE:	March 15, 2021	Filed for Record in: Oldham County, Texas
PROMISSORY NOTE:	Promissory Note described as:	On: Mar 16, 2021 at 11:41A
<u>Date:</u>	November 12, 2018	
<u>Makers:</u>	Brenda Hammit and Carrie O’ Leary	By: Nancy Wellington
<u>Payee:</u>	Dennis Purschwitz	
<u>Principal Amount:</u>	\$407,000.00	Darla Lookinsbill Oldham County Clerk Oldham County, Texas
DEED OF TRUST:	Deed of Trust described as:	
Date:	November 12, 2018	
Grantor:	Brenda Hammit and Carrie O’ Leary	
Trustee:	Mitch D. Carthel	
Beneficiary:	Dennis Purschwitz	
Recording Information:	Recorded in/under Document No. 00000350, Vol. 244, Pg. 593 of the Official Public Records of Oldham County, Texas.	
LENDER:	Dennis Purschwitz (also the “Beneficiary”)	
BORROWER:	Brenda Hammit and Carrie O’ Leary	
PROPERTY:	See <u>Exhibit “A”</u> attached hereto and incorporated herein by reference	
TRUSTEE’S MAILING ADDRESS:	Mitch D. Carthel P.O. Box 31656 Amarillo, Texas 79120	

DATE AND TIME OF TRUSTEE’S SALE OF PROPERTY:

April 6, 2021, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

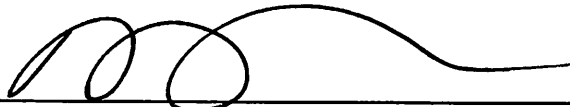
FILED FOR RECORD
 BY: *Nancy Wellington*
 2021 MAR 16 AM 11:54
 DARLA LOOKINSBILL
 COUNTY DISTRICT CLERK
 OLDHAM COUNTY, TEXAS

PLACE OF TRUSTEE'S SALE OF PROPERTY:

THE PROPERTY TO BE SOLD IS SITUATED IN OLDHAM COUNTY, TEXAS. THE PROPERTY TO BE SOLD WILL BE SOLD BY THE UNDERSIGNED TRUSTEE AT EAST STEPS OF THE OLDHAM COUNTY COURTHOUSE AT THE EAST ENTRANCE TO SUCH COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures payment of the Promissory Note. Because of such default, Lender, as the owner of the Promissory Note, and as the current holder of the Promissory Note and of the Deed of Trust, has requested the Trustee or any duly appointed Substitute Trustee, to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, the Trustee or any duly appointed successor substitute trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust. The Trustee has not made and will not make any covenants, warranties, or representations concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.

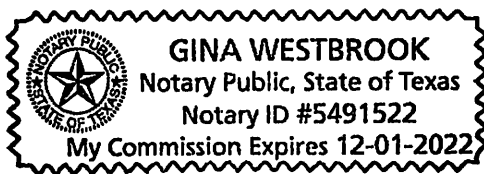


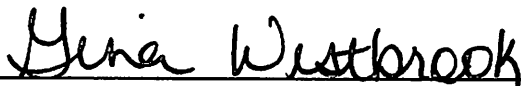
Mitch D. Carthel, Trustee

ACKNOWLEDGMENT

STATE OF TEXAS)
)
COUNTY OF POTTER)

This instrument was acknowledged before me on March 15, 2021, by Mitch D. Carthel, Trustee.





Notary Public, State of Texas

(Exhibit "A" appears on the following page)

Exhibit "A"

That certain tract of land out of the West Half (W/2) of Block No. 364, the City of Adrian, Oldham County, Texas, said tract being described by metes and bounds as follows:

BEGINNING at the SE corner of said Block 364;

THENCE S. 89 degrees 52'06" W. along the South line of said Block 364, a distance of 244.0 ft. to the SW and beginning corner of this tract;

THENCE N. 0 degrees 07'54" W., a distance of 232.74 ft. to a railroad spike in the South R.O.W. line of U.S. Highway No. 66;

THENCE N. 87 degrees 28' E. along the South R.O.W. line of U.S. Highway No. 66, a distance of 94.08 ft. to a railroad spike;

THENCE S. 0 degrees 07'54' E., a distance of 236.69 ft. to a ½" channel iron pit in the S. Line of said Block 364;

THENCE S. 89 degrees 52'06" W. along the South Line of Block 364, a distance of 94.0 feet to a ½" channel iron pin, the beginning of this tract.

STATE OF TEXAS

COUNTY OF OLDHAM

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in Volume 253 Page 337 of the OPR RECORDED of Oldham County, Texas, on March 16, 2021



DARLA LOOKINGBILL
CLERK COUNTY COURT
OLDHAM COUNTY, TEXAS

BY Joyce A. Dinger DEPUTY