

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
25 JUL 10 PM 3:04

**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.**

KIMBERLY WISE
CO. CLERK, MARION CO.
BY _____ DEPUTY

Matter No.: 136182-TX

Date: July 1, 2025

County where Real Property is Located: Marion

ORIGINAL MORTGAGOR: GLENDA M. DAVIS A SINGLE PERSON

ORIGINAL MORTGAGEE: UNITED STATES OF AMERICA ACTING THROUGH THE RURAL
HOUSING SERVICE OR
SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF
AGRICULTURE

CURRENT MORTGAGEE: United States of America acting through the Rural Housing Service or
successor agency, United States Department of Agriculture

MORTGAGE SERVICER: Dawson's Management - USDA

DEED OF TRUST DATED 2/13/2014, RECORDING INFORMATION: Recorded on 2/21/2014, as Instrument No. 517 in Book 877 Page 123 and then re-recorded on 03/12/2014 as Instrument No. 803 in Book 878 Page 422.

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): A CERTAIN 2.022 ACRES TRACT OF LAND LOCATED IN THE JOSHUA PETERS SURVEY, A-306 IN MARION COUNTY, TEXAS, THIS TRACT PREVIOUSLY BEING PART OF A CALLED 10.5 ACRE TRACT DESCRIBED IN A PARTITION DEED RECORDED IN VOLUME 179, PAGE 355, THIS TRACT COMING OUT OF A CALLED 4.9 ACRES TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 186, PAGE 25, AND BEING CALLED TRACT B IN A PARTITION DEED RECORDED IN VOLUME 762, PAGE 913, ALL BEING IN DEED RECORDS OF MARION COUNTY, TEXAS, THIS TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/2/2025, the foreclosure sale will be conducted in Marion County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Dawson's Management - USDA is acting as the Mortgage Servicer for United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Dawson's Management - USDA, as Mortgage Servicer, is representing the Mortgagee, whose address is:



Matter No.: 136182-TX

United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture
c/o Dawson's Management - USDA
3775 Venture Drive
Duluth, GA 30096

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 property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, CHRISTINE WHEELLESS, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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.

By: 
Casper J. Rankin, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036



Sheryl LaMont, 7/10/25

EXHIBIT "A"

A CERTAIN 2.022 ACRES TRACT OF LAND LOCATED IN THE JOSHUA PETERS SURVEY, A-306 IN MARION COUNTY, TEXAS, THIS TRACT PREVIOUSLY BEING PART OF A CALLED 10.5 ACRE TRACT DESCRIBED IN A PARTITION DEED RECORDED IN VOLUME 179, PAGE 355, THIS TRACT COMING OUT OF A CALLED 4.9 ACRES TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 186, PAGE 25, AND BEING CALLED TRACT B IN A PARTITION DEED RECORDED IN VOLUME 762; PAGE 913, ALL BEING IN THE DEED RECORDS OF MARION COUNTY, TEXAS, THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON DAVE HAMILTON MAPPING AND SURVEYING PLAT #1079 AS SURVEYED ON OCTOBER 14, 2013; (BEARINGS USED IN THIS DESCRIPTION ARE BASED ON GEODETIC NORTH)

COMMENCING AT A 1" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF A CALLED 100 ACRES TRACT DESCRIBED IN VOLUME F-2, PAGE 107, THIS ALSO BEING THE NORTHEAST CORNER OF THE CALLED 10.5 ACRES TRACT;

THENCE: N 89° 24' W ALONG THE COMMON LINE BETWEEN THE CALLED 100 ACRES TRACT AND THE CALLED 10.5 ACRES TRACT, AT 717.3 FEET PASS OVER A FOUND 1/2" IRON ROD FOUND, CONTINUING FOR A TOTAL DISTANCE OF 845.3 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF TRACT A AND THE MOST NORTHERLY CORNER OF THIS TRACT, THE POINT OF BEGINNING;

THENCE: S 25° 01' E FEET ALONG A NEW LINE BETWEEN THIS TRACT AND TRACT A OF THE SAID 4.9 ACRES TRACT, AT 595.0 FEET PASS OVER A 3/8" IRON ROD SET AS A REFERENCE, CONTINUING FOR A TOTAL DISTANCE OF 620.0 FEET TO A COTTON PICKER SPINDLE SET IN THE CENTERLINE OF LASSATER CUT-OFF ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF TRACT A, THIS BEING ON THE NORTH LINE OF A CALLED 13 ACRES TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 179, PAGE 355 OF THE DEED RECORDS OF MARION COUNTY, TEXAS;

THENCE: S 64° 05' W 236.2 FEET ALONG THE COMMON LINE BETWEEN THE CALLED 13 ACRES TRACT AND THIS TRACT, AND WITH SAID CENTER LINE TO A POINT;

THENCE: S 43° 59' W 59.8 FEET ALONG SAID COMMON LINE AND WITH SAID CENTER LINE TO A POINT ON THE EAST LINE OF A CALLED 20 ACRES TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 179, PAGE 355, BEING REFERENCED AS THE JIM TURNER TRACT FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE: N 00° 40' W ALONG THE COMMON LINE BETWEEN THIS TRACT AND THE CALLED 20 ACRES TRACT, AT 30.0 FEET PASS OVER A 3/8" IRON ROD FOUND AS A REFERENCE, CONTINUING ALONG THIS LINE FOR A TOTAL DISTANCE OF 708.2 FEET TO THE POINT OF BEGINNING.