

**NOTICE OF TRUSTEE'S SALE**

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

1. Property To Be Sold. The property to be sold is described as follows:

Lot 13, 14, 15 & 16, Block 18, Texhoma, Sherman County, Texas.

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

Date: Tuesday, September 7, 2021

Time: The sale shall begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 P.M.

Place: Sherman County Courthouse in Startford, Sherman County, Texas, at the designated area of the courthouse.

The Trustee may postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee, as appointed by Seller, 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 re-posted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such re-posting or re-filing may be after the date originally scheduled for this sale.

3. Contract for Deed/Type of Sale. On December 4, 2016, Mel Taggart and Shirley Taggart, Seller, and Trace Nowland and Tranette Nowland, Buyer entered into a Contract for Deed for the sale and purchase of the property described above. Buyer is in default in the terms of the Contract in Buyer's failure to make the required payments and failure to cure these defaults.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the right of the Seller to have the bid credited to the Contract for Deed up to the amount of the unpaid debts, plus attorney's fees and costs, 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.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.



Fees: \$0.00

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. Obligations Secured. Mel Taggart and Shirley Taggart are the current owners and holders of the obligations required of Buyer under the terms and conditions of the Contract for Deed.

Questions concerning the sale may be directed to the undersigned or to Mel Taggart and Shirley Taggart, P.O. Box 473, Texhoma, OK 73949.

6. Default and Request To Act. Default has occurred under the Contract for Deed, and Mel Taggart and Shirley Taggart have appointed Rick L. Russwurm, as Trustee, and have requested him to conduct this sale. Notice is given that before the sale Mel Taggart and Shirley Taggart may appoint another person substitute trustee to conduct the sale.

DATED: July 27, 2021.

Rick L. Russwurm, Trustee
P. O. Box 718
Dumas, Texas 79029
Telephone: (806) 935-9272
Fax: (806) 935-9354

FILED
LAURA ROGERS
COUNTY & DISTRICT CLERK
Filed 07/28/2021 11:05:35 AM
SHERMAN COUNTY, TEXAS
BY DEPUTY

RICK RUSSWURM
PO BOX 718
DUMAS, TX 79029

STATE OF TEXAS COUNTY OF SHERMAN
I hereby certify that this instrument was FILED on the date
and time and in the Volume and Page stamped hereon by
me and was duly RECORDED in the Official Public
Records of Sherman County, Texas. ←

LAURA ROGERS, COUNTY CLERK
SHERMAN COUNTY, TEXAS
BY DEPUTY