

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

**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.**

You, DAWN McGONAGILL and CODY McGONAGILL, are hereby notified that on Tuesday, November 7, 2023, between the hours of 10:00 a.m. and 4:00 p.m., at the Carson County Courthouse, 501 Main Street, Panhandle, Texas, or at such other place as may be designated by the Carson County Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code, RITA SALDIERNA, the substitute trustee will sell at public auction to the highest bidder for cash the following real property:

All of Lots-3, 4, and 5 in Block 14, in Sage Mesa Unt B, a subdivison of Section 10, T.T.R.R. Survey, Carson County as shown by the recorded map on file in the Plat Records of the County Clerk of Carson County, Texas

The earliest time that the sale will begin is 10:30 a.m. or not later than 3 hours thereafter.

This sale will be made to satisfy the debt evidenced by the promissory note dated August 27, 2010, in the original principal sum of \$14,390.00, executed by you, DAWN McGONAGILL and CODY McGONAGILL, as Maker to BRINSON, INC. as payee; and secured by and pursuant to the power of sale conferred in the Deed of Trust dated August 27, 2010 (referred to in this notice as the Deed of Trust).

The Deed of Trust was executed by DAWN McGONAGILL and CODY McGONAGILL as Grantor to R. BURT BRINSON as Trustee for the benefit of BRINSON, INC., and was recorded on September 24, 2010, at Instrument No. 2010-00001054 (Vol. 527, Page 1), in the Official Public Records of Carson County, Texas. BRINSON, INC. has requested the Substitute Trustee(s), to enforce this trust by selling the real property because you are in default in the payment of the Note described in the Deed of Trust.

**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. TEXAS PROPERTY CODE § 51.0076.**

Whereas, in my capacity as attorney for BRINSON, INC., and in accordance with Texas Property Code § 51.0076, I HEREBY APPOINT AND DESIGNATE Rita Saldierna, Julia Silvas

or Frederic Wolfram, as Substitute Trustee(s). Substitute Trustee is vested with and succeed to all the powers and duties given to the original trustee.

The address for the Substitute Trustee for purposes of Texas Property Code § 51.0076 is:

Rita Saldierna, Julia Silvas or Frederic Wolfram  
Wolfram Law Firm, P.C.  
600 S. Tyler, Suite 1406  
Amarillo, Texas 79101  
(806) 372-3449

Dated: October 12, 2023



Frederic M. Wolfram  
State Bar No. 21869900  
Wolfram Law Firm, P.C.  
600 S. Tyler, Suite 1406  
Amarillo, Texas 79101  
(806) 372-3449

Attorney for Brinson, Inc.

cc: Via Regular and Certified Mail

DAWN and CODY McGONAGILL 321 Sage Mesa Dr. Fritch, Texas 79036	DAWN and CODY McGONAGILL 1104 Haley St. Fritch, Texas 79036
--	---

### Certificate of Posting

My name is \_\_\_\_\_, and my address is 600 S. Tyler, Suite 1406, Amarillo, Texas 79101. I declare under penalty of perjury that on \_\_\_\_\_, 2023, I filed at the office of the Carson County Clerk and caused it to be posted at the Carson County Courthouse this notice of sale.

Name: \_\_\_\_\_