

#18

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
6/21/2018

**Grantor(s)/Mortgagor(s):**  
TONY REIMER, A SINGLE MAN, AND NEIL FEHR REIMER, A MARRIED MAN.

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR ARK-LA-TEX FINANCIAL SERVICES, LLC DBA BENCHMARK MORTGAGE, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
ARK-LA-TEX Financial Services, LLC DBA Benchmark Mortgage

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2018-04192

**Property County:**  
GAINES

**Mortgage Servicer:**  
Cenlar FSB is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
425 Phillips Blvd,  
Ewing, NJ 08618

**Legal Description:** SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".

**Date of Sale:** 12/6/2022

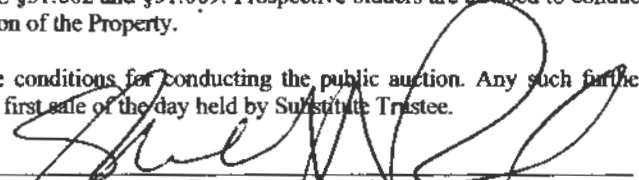
**Earliest Time Sale Will Begin:** 1:00:00 PM

**Place of Sale of Property:** Gaines County Courthouse, 101 South Main, Seminole, TX 79360 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.



**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
**Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.**

Shelley Nail, Donna Trout, Cassie Martin, Zane Nail, Charles Green, Kristopher Holub, Ramiro Cuevas, Patrick Zwiers, Shawn Schiller, Auction.com, Cassie Martin or Donna Trout or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee  
McCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-22-93509-POS  
**Loan Type:** Conventional Residential

FILED  
12/6/22 4:00 p.m.  
Terri Berry, County Clerk  
Gaines County, Texas  
BY Missa Rodriguez  
Deputy

## EXHIBIT "A" LEGAL DESCRIPTION



A 7.50 acre tract of land located in the NW/4 of Section 1, Block C-34, Public School Land Survey, Gaines County, Texas, and being more particularly described as follows:  
BEGINNING at a spindle set in Paved County Road 130 and in the North line of said Section 1, for the Northwest corner of this tract, from which a 1/2" iron pipe with cap marked "NEWTON SURVEYING" found inside a 1" iron pipe buried in road by C.A. Tubbs, Surveyor, at the Northwest corner of said Section 1 bears N.87°47'40"W. 1445.00 feet (bearings compared to the Texas Coordinate System of 1983, North Central Zone, distances are true at an averaged surface elevation);  
THENCE S.87°47'40"E., along the North line of said Section 1, a distance of 784.50 feet to a spindle set in said pavement for the Northeast corner of this tract;  
THENCE S.2°12'20"W., at 30.00 feet pass a set 1/2" iron rod with cap marked "NEWTON SURVEYING", in all 720.92 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" set for the Southeast corner of this tract;  
THENCE in a Northwesterly direction along the arc of a circular curve to the left, having a radius of 1107.17 feet an internal angle 49°41'34", (L.C. N.57°58'45"W. 930.43 feet) a distance of 960.25 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" set for the Southwest corner of this tract;  
THENCE N.11°54'18"E. 135.24 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" set for a corner of this tract;  
THENCE N.2°12'20"E., at 95.00 feet pass a set 1/2" iron rod with cap marked "NEWTON SURVEYING", in all 125.00 feet to the PLACE OF BEGINNING;  
SAVE AND EXCEPT all oil, gas, and other minerals.

