

#53
COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

DATE: May 9, 2025

SECURITY INSTRUMENT: Texas Home Equity Line of Credit Security Instrument (Securing Future Advances) (First Lien)
Date: September 8, 2023
Grantor: Rebecca B. Whitehead a/k/a Rebecca Bias Whitehead, a single woman
Beneficiary: Amarillo National Bank
Trustee: W. Wade Porter
Substitute Trustee: David Kent Waggoner
Recorded: Clerk's File No. 00150911, Vol. 2280, Pg 778 in the Official Public Records of Hill County, Texas

COURT ORDER: Rule 736 Default Order under Cause No. CV058-25DC in the 66th Judicial District Court of Hill County, Texas

PROPERTY: All that certain Lot, Tract or Parcel of land located in Hill County, Texas, and being Lot(s) 377 & 378, Live Oak Resort Subdivision on Lake Whitney, Hill County, Texas, according to the plat recorded in Volume 444, Page 95, Plat Records, Hill County, Texas, *which has the address of 140 9th Street, Whitney, TX 76692.*

SUBJECT TO all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and valid reservations of oil, gas and other mineral interests, if any, and 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 Security Instrument.

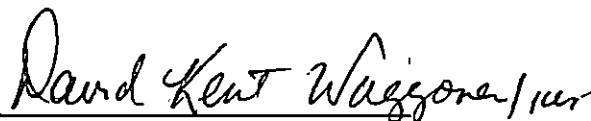
DATE OF SALE: July 1, 2025

EARLIEST TIME SALE WILL BEGIN: 10:00 a.m. or within three hours after that time.

PLACE OF SALE: The Hill County Courthouse, located at 1 North Waco Street, Hillsboro, TX 76645 (East door of the Courthouse), the place specified for foreclosure sales by the Commissioner's Court of Hill County, Texas, by Resolution recorded as Document Number 2939102, Official Records, Hill County, Texas.

Because of default in performance of the obligations of the Security Instrument and as provided for in the Court Order, Substitute Trustee will sell the property described in the Security Instrument by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Security Instrument.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Grantor, the Beneficiary, the Substitute Trustee, or the Beneficiary's attorney.



DAVID KENT WAGGONER, Substitute Trustee
C/O SELL GRIFFIN McLAIN PC
4801 Lexington Square
Amarillo, TX 79119-6572
(806) 374-3765

2025 MAY 22 PM 3:21
FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

66th Judicial District Court

7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, new trial, bill of review, or appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

IT IS SO ORDERED.

SIGNED this 7 day of May, 2025.



JUDGE PRESIDING