

NOTICE OF FORECLOSURE SALE

Date of Sale: August 2, 2022

Deed of Trust with Future Advance Clause ("Deed of Trust"):

Dated: February 13, 2015
Grantor: MICHAEL RANGEL and MARIA RANGEL
Trustee: Scott Wade
Lender: AimBank
Recorded in: Instrument No. 2015-20150542 of the real property records of Scurry County, Texas.

Legal Description: All of Lot Number Six (6), in Block Number Fifty-five (55), of the A. C. Wilmeth's Addition, to the City of Snyder, Scurry County, Texas, as the same appears according to the Plat of said Addition, which is recorded in Cabinet "A", Slide 58, Plat Records, Scurry County, Texas.

Common Address (for reference only): 1100 26th St., Snyder, Texas 79549.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$30,680.00, executed by MICHAEL RANGEL ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Current Holder of Note and Deed of Trust: FIRST BANK & TRUST successor-in-interest to AIMBANK

Modifications and Renewals: Modification of Deed of Trust, dated March 13, 2020, recorded as Instrument No. 20201493 of the real property records of Scurry County, Texas (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended).

Substitute Trustee: Jeff R. Lashaway, Chandler Patterson, Orion Hutchin, or Shawn Ragland.

Substitute Trustee's Address: Jeff R. Lashaway, Chandler Patterson, or Orion Hutchin: 920 Ave. Q, Lubbock, TX, 79401, Ph: Telephone (806) 763-0044; Shawn Ragland: 4500 College Ave., Snyder, Texas 79549, Ph: (325) 573-0949

Foreclosure Sale:

- Date: Tuesday, August 2, 2022
- Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.
- Place: The North Steps of the Scurry County Courthouse as designated by the Commissioner's Court of Scurry County, Texas pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court of Scurry County, Texas, the sale will take place where the Notice of Foreclosure Sale was posted.
- Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that FIRST BANK & TRUST, successor-in-interest to AIMBANK's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, FIRST BANK & TRUST, successor-in-interest to AIMBANK, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of FIRST BANK & TRUST, successor-in-interest to AIMBANK's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with FIRST BANK & TRUST, successor-in-interest to AIMBANK's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If FIRST BANK & TRUST, successor-in-interest to AIMBANK passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the

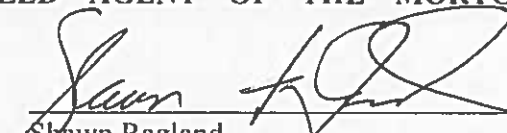
extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by FIRST BANK & TRUST, successor-in-interest to AIMBANK. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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.

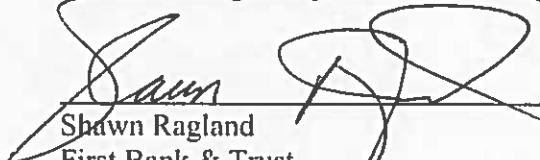
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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.



Shawn Ragland
Authorized Agent and Officer of Mortgagee



Shawn Ragland
First Bank & Trust
Snyder Market President
4500 College Ave.
Snyder, Texas 79549
Ph: (325) 573-0949