

THE FOLLOWING  
**"NOTICE OF TRUSTEE'S SALE"**  
WERE SCANNED AND PLACED ON THE WEBSITE BY THE  
POTTER COUNTY CLERK ON:  
[September 13, 2023](#)  
IF A WITHDRAWAL OF THE NOTICE OF TRUSTEE'S SALE HAS BEEN  
RECEIVED, THE WITHDRAWL NOTICE  
**WILL NOT**  
BE REFLECTED ON THE WEBSITE.

JULIE SMITH, COUNTY CLERK  
POTTER COUNTY, TEXAS

Instrument Number	Recording Date	Grantor	Grantee
2023NOTS0112	7/13/2023	HECK SHANNON TRUSTEE	BISHOP SEAN ,HICKS SARAH
2023NOTS0116	7/20/2023	BAZALDUA JOSE A TRUSTEE	STEVENS JASON
2023NOTS0120	8/3/2023	HECK SHANNON TRUSTEE	MCCOY KEN ,MC COY KEN ,MCCOY SHEILA ,MC COY SHEILA
2023NOTS0121	8/3/2023	SAUCEDO ISRAEL TRUSTEE	LAWLER WILLIAM
2023NOTS0122	8/3/2023	BAZALDUA JOSE A TRUSTEE	PEMBERTON JOYCE ,WILSON MILDRED
2023NOTS0123	8/10/2023	HECK SHANNON TRUSTEE	ALVAREZ DESARAC
2023NOTS0124	8/10/2023	MACKIE L KELLER TRUSTEE	DREADIN JIMMY
2023NOTS0125	8/10/2023	BAZALDUA JOSE A TRUSTEE	ONOFRE DORA MARTINEZ
2023NOTS0128	8/14/2023	BAZALDUA JOSE A TRUSTEE	RINEHART MARK ALLAN,RINEHART SOFIA
2023NOTS0132	8/31/2023	SCARBROUGH LAUREN TRUSTEE	ORTEGA CONNIE MARIE
2023NOTS0133	8/31/2023	SCARBROUGH LAUREN TRUSTEE	JUMA RAMADHANI,JUMA ZUBEDA
2023NOTS0134	8/31/2023	SCARBROUGH LAUREN TRUSTEE	LUNA JAVIER AGUIRRE,GUTIERREZ LUIS DAVID
2023NOTS0135	8/31/2023	BAZALDUA JOSE A TRUSTEE	CHENAULT BARBARA
2023NOTS0137	9/6/2023	MOSER DANIEL L TRUSTEE	CASTILLO VICTORIA,CASTILLO ANDERSON
2023NOTS0138	9/6/2023	MOSER DAN TRUSTEE	ESPINO FRANCISCO
2023NOTS0139	9/6/2023	MOSER DAN TRUSTEE	GARZA KEILA
2023NOTS0140	9/6/2023	MOSER DAN TRUSTEE	PENALOZA RAMON,FONSECA LILIANA
2023NOTS0141	9/6/2023	TAYLOR VALLI TRUSTEE	PALACIOS LUIS,PALACIOS NATALIE
2023NOTS0142	9/6/2023	MOSER DAN TRUSTEE	RIVERA MIGUEL
2023NOTS0143	9/6/2023	MOSER DAN TRUSTEE	VALDEZ JOSE LUIS,VALDEZ CLARA ELENA
2023NOTS0145	9/7/2023	BAZALDUA JOSE A TRUSTEE	SAMORA VIVIAN
2023NOTS0148	9/11/2023	WRIGHT WESTON W TRUSTEE	PARKER JUSTIN ,PARKER MICAH
2023NOTS0149	9/11/2023	WRIGHT WESTON W TRUSTEE	CLARK BRENDA

23-01955  
6602 DEER PARK DR, AMARILLO, TX 79124

**NOTICE OF FORECLOSURE SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

**Property:** The Property to be sold is described as follows:

LOT 17, BLOCK 5, QUAIL CREEK ADDITION UNIT 6 AMENDED, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1520, PAGE 738 OF THE OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS.

**Security Instrument:** Deed of Trust dated January 30, 2020 and recorded on January 31, 2020 at Instrument Number 2020OPR0001339 in the real property records of POTTER County, Texas, which contains a power of sale.

**Sale Information:** October 3, 2023, at 10:00 AM, or not later than three hours thereafter, at the steps on the west side of the Potter County Courthouse located at 500 S. Fillmore, Amarillo, Texas, or as designated by the County Commissioners Court.

**Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

**Obligation Secured:** The Deed of Trust executed by SEAN BISHOP AND SARAH HICKS secures the repayment of a Note dated January 30, 2020 in the amount of \$179,900.00. PENNYMAC LOAN SERVICES, LLC, whose address is c/o PennyMac Loan Services, LLC, P.O. Box 30597, Los Angeles, CA 90030, is the current mortgagee of the Deed of Trust and Note and PennyMac Loan Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

**Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**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.**

**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.**



4790712

2023NOTS0112 NOTTS  
07/13/2023 08:35 AM Total Pages: 2  
Julie Smith, County Clerk - Potter County, TX

*Arthur Jones*

De Cubas & Lewis, P.C.  
Arthur Jones , Attorney at Law  
14425 Torrey Chase Blvd., Suite 130,  
Houston, TX 77014

*Shannon Heck*

Substitute Trustee(s): Bobby Fletcher, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Shawn Schiller, David Ray, Patrick Zwiers, Kristopher Holub, Dana Kamin, Garrett Sanders, Joshua Sanders, Clay Golden, Logan Thomas, Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Antonio Bazaldua, Susan Bowers, Gabrielle Carrier, Ramiro Cuevas, Jami Grady and ServiceLink employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.  
14425 Torrey Chase Blvd., Suite 130,  
Houston, TX 77014

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of POTTER County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



2800 S MANHATTAN STREET  
AMARILLO, TX 79103

00000009422080

**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.

**1. Date, Time, and Place of Sale.**

Date: October 03, 2023

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: 11TH FLOOR AUDITORIUM, SANTA FE BUILDING, LOCATED AT 9TH AND POLK OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 18, 2008 and recorded in Document VOLUME 4061 PAGE 803; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2017OPR0005625 real property records of POTTER County, Texas, with JASON STEVENS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JASON STEVENS, securing the payment of the indebtednesses in the original principal amount of \$109,406.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB  
425 PHILLIPS BLVD  
EWING, NJ 08618



2800 S MANHATTAN STREET  
AMARILLO, TX 79103

00000009422080

**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHANNON HECK, RONNIE HECK, JOSE A. BAZALDUA OR GABRIELLE CARRIER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the POTTER County Clerk and caused to be posted at the POTTER County courthouse this notice of sale.

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

Date: \_\_\_\_\_

2800 S MANHATTAN STREET  
AMARILLO, TX 79103

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POTTER



LOT 7, BLOCK 8 OF GRANDVIEW UNIT NO. 3, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 695, PAGE 7 OF THE DEED RECORDS OF POTTER  
COUNTY, TEXAS,

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 22-27768

2023NOTS0120 NOTTS  
08/03/2023 09:33 AM Total Pages: 2  
Julie Smith, County Clerk - Potter County, TX



## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 2/26/2001, KEN MCCOY AND WIFE SHEILA MCCOY, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Dennis P. Schwartz, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for Central Pacific Mortgage Company, a California Corporation, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$60,521.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for Central Pacific Mortgage Company, a California Corporation, which Deed of Trust is Recorded on 2/28/2001 as Volume 943768, Book 3042, Page 169, Loan Mod Rerecorded on 04/15/2015 as Instrument No. 1272704 in Potter County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**Lot 15, in Block 38, of Eastridge Unit No. 22, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof of record in Volume 900, Page 237, Deed Records of Potter County, Texas.**

Commonly known as: **1603 IRIS STREET AMARILLO, TX 79107**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Gabrielle Carrier, Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **BankUnited N.A.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **10/3/2023 at 10:00 AM**, or no later than three (3) hours after such time, in **Potter County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **At the steps on the west side of the Potter County Courthouse located at 500 S. Fillmore, Amarillo, TX or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.



4792704



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 Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**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.**

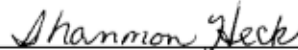
WITNESS, my hand this 8/2/2023



By: Hung Pham, Trustee Sale Specialist  
Carrington Foreclosure Services, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer

1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

WITNESS, my hand this Aug. 3, 2023



By: Substitute Trustee(s)  
Shannon Heck, Ronnie Heck, Jose A. Bazaldua,  
Gabrielle Carrier

C/O Carrington Foreclosure Services, LLC  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806



2915 WICHITA AVE  
AMARILLO, TX 79107

0000009863770

**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.

**1. Date, Time, and Place of Sale.**

Date: October 03, 2023

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: 11TH FLOOR AUDITORIUM, SANTA FE BUILDING, LOCATED AT 9TH AND POLK OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 29, 2019 and recorded in Document CLERK'S FILE NO. 2019OPR0005149 real property records of POTTER County, Texas, with WILLIAM LAWLER, UNMARRIED AS INDIVIDUAL, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by WILLIAM LAWLER, UNMARRIED AS INDIVIDUAL, securing the payment of the indebtednesses in the original principal amount of \$34,682.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

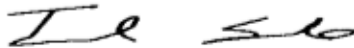
**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715



**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JONATHAN SCHENDEL, ANGIE USELTON, CHARLES GREEN, LISA BRUNO, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, JOSHUA SANDERS, MATTHEW HANSEN, ALEENA LITTON, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, BOBBY FLETCHER, DAVID RAY, BRUCE MILLER, ISRAEL CURTIS, SHANN SHANNON HECK, RONNIE HECK, JOSE BAZALDUA, ANTONIO BAZALDUA, CHELSEA BROOKS, SUSAN BOWERS, OR STACY RAPIER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the POTTER County Clerk and caused to be posted at the POTTER County courthouse this notice of sale.

\_\_\_\_\_

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

Date: \_\_\_\_\_

2915 WICHITA AVE  
AMARILLO, TX 79107

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00000009863770

POTTER

**EXHIBIT "A"**

LOT 23, BLOCK 27, OF THE RIDGEMERE ADDITION, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 139, PAGE 450, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
7/15/2005

**Grantor(s)/Mortgagor(s):**  
JOYCE PEMBERTON, A SINGLE WOMAN &  
MILDRED WILSON, A SINGLE WOMAN  
**Current Beneficiary/Mortgagee:**  
Wells Fargo Bank, N.A.

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") SOLELY AS A NOMINEE FOR  
MAVERICK RESIDENTIAL MORTGAGE, INC., ITS  
SUCCESSORS AND ASSIGNS

**Recorded in:**  
**Volume:** 3628  
**Page:** 399  
**Instrument No:** 01055985

**Property County:**  
POTTER

**Mortgage Servicer:**  
Wells Fargo Bank, N.A. is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with the  
Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1 Home Campus, MAC 2301-04C,  
West Des Moines, IA 50328

**Legal Description:** LOT 12, BLOCK 70 OF THE AMENDED PLAT OF SAN JACINTO HEIGHTS ADDITION, AN  
ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT  
THEREOF, RECORDED IN VOLUME 53, PAGE 226 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

**Date of Sale:** 10/3/2023

**Earliest Time Sale Will Begin:** 10:00 am

**Place of Sale of Property:** Santa Fe Building, 900 S. Polk Street, Amarillo, TX 79101 OR IN THE AREA DESIGNATED BY  
THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

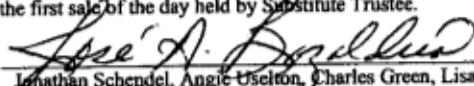
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The  
sale will begin at the earliest time stated above or within three (3) hours after that time.

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.**

  
Jonathan Schendel, Angie Oselton, Charles Green, Lisa Bruno,  
Conrad Wallace, Patrick Zwiers, Kristopher Holub, Dana Kamin,  
Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro  
Cuevas, Jami Grady, Auction.com, Bobby Fletcher, David Ray,  
Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck,  
Antonio Bazaldua, Jose A. Bazaldua, Susan Bowers  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
McCARTHY & HOLTHUIS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-22-95227-POS  
**Loan Type:** FHA

**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.**

**1. Date, Time, and Place of Sale.**

Date: 10/03/2023  
Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.  
Place: The area designated by the Commissioners Court of Potter County, pursuant to §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 05/16/2022 and recorded in the real property records of Potter County, TX and is recorded under Clerk's File/Instrument Number 2022OPR0007307 with Desarae Alvarez (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Centennial Bank DBA Happy State Bank mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Desarae Alvarez, securing the payment of the indebtedness in the original amount of \$86,406.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Village Capital & Investment LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT 10, BLOCK 23, OF SAN JACINTO HEIGHTS, AMENDED, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOL. 53, PAGE 226, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS, SAVE AND EXCEPT FOR A 12 FOOT BY 15 FOOT PORTION IN THE NORTHEAST CORNER OF LOT 10, CONVEYED TO AMARILLO GAS COMPANY, IN DEED RECORDED IN VOLUME 227, PAGE 449 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.



4793240

2023NOTS0123  
08/10/2023 08:36 AM Total Pages: 2  
Jutile Smith, County Clerk - Potter County, TX

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Village Capital & Investment LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Village Capital & Investment LLC  
2550 Paseo Verde Parkway, Ste 100  
Henderson, NV 89074

*Shannon Heck*

**SUBSTITUTE TRUSTEE**

Jonathan Schendel, Angie Uselton, Charles Green,  
Lisa Bruno, Patrick Zwiers, Kristopher Holub, Dana  
Kamin, Joshua Sanders, Matthew Hansen, Alcega  
Litton, Ramiro Cuevas, Jami Grady, Auction.com,  
Bobby Fletcher, David Ray, Bruce Miller, Israel  
Curtis, Shannon Heck, Ronnie Heck, Jose A.  
Bazaldua, Gabrielle Carrier  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
NOTARY PUBLIC in and for

\_\_\_\_\_  
COUNTY

My commission expires: \_\_\_\_\_

Print Name of Notary: \_\_\_\_\_

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the Potter County Clerk and caused to be posted at the Potter County courthouse this notice of sale.

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

Date: \_\_\_\_\_

## NOTICE OF FORECLOSURE 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 OR 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.**

**1. Property to Be Sold.** The property to be sold is described as follows: LEGAL DESCRIPTION:

LOT NO. FOUR (4), IN BLOCK NO. FOUR (4), SKYLINE TERRACE, UNIT ONE, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF POTTER COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/27/2007 and recorded in Book 3914 Page 459 Document 01110568 real property records of Potter County, Texas.

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

Date: 10/03/2023

Time: 10:00 AM

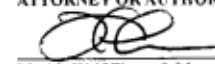
Place: Potter County, Texas at the following location: At the steps on the west side of the Potter County Courthouse located at 500 S. Fillmore, Amarillo, Texas, TX OR AS MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT or as designated by the County Commissioners Court.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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.

**5. Obligations Secured.** The Deed of Trust executed by JIMMY DREADIN, provides that it secures the payment of the indebtedness in the original principal amount of \$117,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Carrington Mortgage Services, LLC is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Carrington Mortgage Services, LLC c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said 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.**

  
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
✓ L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Baili, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

### Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Potter County Clerk and caused it to be posted at the location directed by the Potter County Commissioners Court.

2023NOTS0124 NOTS  
08/10/2023 08:36 AM Total Pages: 1  
JULIE ANN HUBBARD, County Clerk  
POTTER COUNTY, TEXAS





19-412107

# Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: August 29, 2017	Original Mortgagor/Grantor: DORA MARTINEZ ONOFRE
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMELENDING., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC.
Recorded in: Volume: N/A Page: N/A Instrument No: 2017OPR0012923	Property County: POTTER
Mortgage Servicer: LOANCARE, LLC	Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, Virginia 23452

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures: Note in the original principal amount of \$98,188.00, executed by DORA ONOFRE and payable to the order of Lender.

Property Address/Mailing Address: 1900 KAREN ST, AMARILLO, TX 79106

Legal Description of Property to be Sold: LOT 1, BLOCK 8, AVONBELL ADDITION, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 500, PAGE 133 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS..

Date of Sale: October 03, 2023	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: At the steps on the west side of the Potter County Courthouse located at 500 S. Fillmore, Amarillo, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, LAKEVIEW LOAN SERVICING, LLC., the owner and holder of the Note, has requested Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Conrad Wallace, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Auction.com, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck whose address is 1 Mauchly Irvine, CA 92618 OR Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Gabrielle Carrier whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 Or Jose A. Bazaldua or Antonio Bazaldua or Susan Bowers whose address is 14800 Landmark Blvd., Suite 850,



Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**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 *LAKEVIEW LOAN SERVICING, LLC.* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Conrad Wallace, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Auction.com, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck whose address is 1 Mauchly Irvine, CA 92618 OR Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Gabrielle Carrier whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 Or Jose A. Bazaldua or Antonio Bazaldua or Susan Bowers whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, 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 Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Conrad Wallace, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Auction.com, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck whose address is 1 Mauchly Irvine, CA 92618 OR Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Gabrielle Carrier whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 Or Jose A. Bazaldua or Antonio Bazaldua or Susan Bowers whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Conrad Wallace, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Auction.com, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck OR Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Gabrielle Carrier OR Jose A. Bazaldua or Antonio Bazaldua or Susan Bowers, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004  
PH: (470)321-7112

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
8/19/2005

**Original Beneficiary/Mortgagee:**  
AMARILLO NATIONAL BANK

**Recorded in:**  
**Volume:** 3643  
**Page:** 24  
**Instrument No:** 01058814

**Mortgage Servicer:**  
Bank of Oklahoma, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Grantor(s)/Mortgagor(s):**  
MARK ALLAN RINEHART AND WIFE, SOFIA RINEHART  
**Current Beneficiary/Mortgagee:**  
BOKF, N.A.

**Property County:**  
POTTER

**Mortgage Servicer's Address:**  
7060 S. Yale Avenue, Suite 200,  
Tulsa, OK 74136

**Legal Description:** LOT NO. FORTY (40), IN BLOCK NO. SIX (6), OF SUNRISE ADDITION, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS. ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN VOLUME 500, PAGE 65 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

**Date of Sale:** 10/3/2023

**Earliest Time Sale Will Begin:** 10AM

**Place of Sale of Property:** At the steps on the west side of the Potter County Courthouse located at 500 S. Fillmore, Amarillo, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court 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.

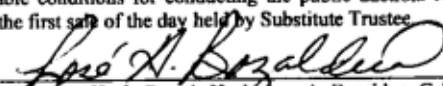
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

  
Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Gabrielle Carrier, Antonio Bazaldua, Susan Bowers  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MC CARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-19-74709-POS  
**Loan Type:** FHA

2023NOTS0128 NOTTS  
08/14/2023 01:30 PM Total Pages: 1  
Julie Smith, County Clerk - Potter County, TX



## NOTICE OF TRUSTEE SALE

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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: August 29, 2023

DEED OF TRUST:      Date: May 29, 2014  
Grantor: Connie Marie Ortega  
Beneficiary: M-901 Investments, LLC  
Trustee: Susan Maese  
Recorded Under: Clerk's Instrument No. 1256948 of the Official Public Records of  
Potter County, Texas

PROPERTY:      **Lot 5, Block 26, of Denver Heights, an Addition to the City of Amarillo, in Potter County, Texas, according to the map or plat thereof recorded in Volume 29, Page 101, of the Deed Records of Potter County, Texas.**

SUBJECT TO all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and all 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 deed of trust.

DATE AND TIME OF SALE:      Between the hours of 10:00 AM and 1:00 PM on October 3, 2023.

PLACE OF SALE:      The sale will take place at the Courthouse door of Potter County, Texas, with said sale being conducted in the 11<sup>th</sup> floor auditorium, Santa Fe Building, located at 9<sup>th</sup> & Polk, Amarillo, Texas or as designated by the Potter County Commissioners.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property described in the Deed of Trust by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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 or the Beneficiary's attorney.

Lauren Scarbrough, Substitute Trustee  
411 S Fillmore  
Amarillo TX 79101

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# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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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: August 29, 2023

DEED OF TRUST:                      Date:                      July 9, 2010  
    Grantor:                      Ramadhani Juma and Zubeda Juma  
    Beneficiary:                      M-BAC Investments, LP  
    Trustee:                      Garland D. Sell  
    Recorded Under:                      Volume 4234, Page 506, Clerk's Instrument No. 01177254 of the  
       Official Public Records of Potter County, Texas

PROPERTY: Lot 9, Block 58, of Hamlet Unit No. 6, An Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 695, Page 503, of the Deed Records of Potter County, Texas.

SUBJECT TO all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and all 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 deed of trust.

**DATE AND TIME OF SALE:** Between the hours of 10:00 AM and 1:00 PM on October 3, 2023

**PLACE OF SALE:** The sale will take place at the Courthouse door of Potter County, Texas, with said sale being conducted in the 11<sup>th</sup> floor auditorium, Santa Fe Building, located at 9<sup>th</sup> & Polk, Amarillo, Texas or as designated by the Potter County Commissioners.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property described in the Deed of Trust by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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 or the Beneficiary's attorney.

Lauren Scarbrough  
Lauren Scarbrough, Substitute Trustee  
411 S Fillmore  
Amarillo TX 79101

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Lauren Scarbrough, Trustee  
411 S Fillmore  
Amarillo TX 79101

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
3/26/2018

**Grantor(s)/Mortgagor(s):**  
BARBARA CHENAULT, AN UNMARRIED WOMAN

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") SOLELY AS A NOMINEE FOR  
PRIMELENDING, A PLAINS CAPITAL COMPANY, ITS  
SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Wells Fargo Bank, N.A.

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2018OPR0003995

**Property County:**  
POTTER

**Mortgage Servicer:**  
Wells Fargo Bank, N.A. is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with the  
Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1 Home Campus, MAC 2301-04C,  
West Des Moines, IA 50328

**Legal Description:** PLEASE SEE LEGAL DESCRIPTION ATTACHED

**Date of Sale:** 10/3/2023

**Earliest Time Sale Will Begin:** 10:00 am

**Place of Sale of Property:** Santa Fe Building, 900 S. Polk Street, Amarillo, TX 79101 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):***

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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.**

  
Jonathan Schendel, Angie Uselfton, Charles Green, Lisa Bruno,  
Conrad Wallace, Patrick Zwiers, Kristopher Holub, Dana Kamin,  
Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro  
Cuevas, Jami Grady, Auction.com, Bobby Fletcher, David Ray,  
Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck,  
Antonio Bazaldua, Jose A. Bazaldua, Susan Bowers  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MC CARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-22-93249-POS  
**Loan Type:** Conventional Residential

2023NOTS0135 NOTTS  
08/31/2023 11:28 AM Total Pages: 2  
Julie Smith County Clerk - Potter County, TX

GPR LT-0514-1305141000206

## EXHIBIT A

Lot No. 15, Block No. 29, WESTCLIFF PARK UNIT NO. 3, an Addition to the City of Amarillo, in Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 1200, Page 481, of the Deed Records of Potter County, Texas, reference to which is here made for all purposes.

And

A 770 square foot tract of land being a portion of parcel EE (common property) situated between Lot Nos. 14 and 15, Block 29, Westcliff Park Unit No. 3, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, recorded in Volume 1200, Page 481, Deed Records, Potter County, Texas, said 770 square foot tract being described by metes and bounds as follows:

Commencing at a 1/2 inch iron rod found for the Northeastly corner of said Lot 14 degrees 27' 10" W (Base Line) 110.07 feet;

Thence S. 75 degrees 33' 28" E. 60.59 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS 1959" set for the Northwestly and Beginning Corner of this tract of land;

Thence S. 75 degrees 33' 28" E. 12.00 feet to a 1/2 inch rod with cap stamped "DORSEY" found for the Northeastly corner of this tract of land;

Thence S. 44 degrees 27' 47" W. at 12.21 feet pass a 1/2 inch iron rod found, for the most Northerly corner of said Lot 15 at 122.22 feet pass a 3/8 inch iron rod with cap stamped "BROWN" found, for the most Southeastly corner of said Lot 15 for a total distance of 127.10 feet to a 3/8 inch iron rod found for the Southeastly corner of this tract of land;

Thence N. 75 degrees 38' 54" W. 2.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS 1959" set for the Southwestly corner of this tract of land;

Thence N. 40 degrees 24' 23" 122.41 feet along the Southeastly line of a 3720 square foot tract of land described simultaneously to the Place of Beginning and containing 770 square feet of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.



## NOTICE OF TRUSTEE'S SALE

Date: September 6, 2023

Trustee: Daniel L. Moser

Mortgagee: Moser Investments

Note: \$45,000.00

### Deed of Trust

Date: January 22, 2016

Grantors: Victoria Castillo and husband, Anderson Castillo

Mortgagee: Moser Investments

Recording information: Document No. 1251347, in the Official Public Records of  
Potter, County, Texas

### Property:

Lot No. Twenty-two (22) in Block No. Three (3) of the Ridgemere Heights Addition, an addition to the City of Amarillo, Potter County, Texas, as shown by the recorded map or plat thereof, of record in the Deed Records of Potter County, Texas, reference could serve, residentially known as 601 N. Manhattan, Amarillo, Texas 79104.

County: Potter

Trustee's Name: Daniel L. Moser

Trustee's Address: 2936 Duniven Circle  
Amarillo, TX 79109-1625

Date of Sale: October 3, 2023

Time of Sale: 1:30 pm – 3:30 pm

Place of Sale: 11<sup>th</sup> Floor Auditorium; Santa Fe Building, 9<sup>th</sup> and Polk

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

*Daniel L. Moser*

Daniel L. Moser, Trustee

PROPERTY ADDRESS: 601 N. Manhattan, Amarillo, Texas

NOTICE OF TRUSTEE'S SALE

Date: September 6, 2023  
Trustee: Dan Moser or Doug Moser  
Mortgagee: Moser Investments  
Note: \$55,000.00

Deed of Trust

Date: December 4, 2017  
Grantors: Francisco Espino  
Mortgagee: Moser Investments

Recording information: Document No. 2018OPR0000000227, in the Official Public  
Records of Potter, County, Texas

Property:

Lot No. Four (4) in Block No. One (1) of the Dilday Subdivision Corrected, an  
Addition to the City of Amarillo, Potter County, Texas, as shown by the recorded  
map or plat thereof of record in the Deed Records of Potter County, Texas,  
reference to which is here made for all purposes for which reference could serve,  
and being residentially known as 1607 Hillcrest, Amarillo, Texas, together with  
one 1987 American Mobile Home bearing serial number KSDH08A52D38941A  
which is permanently affixed to the real estate as a residence.

County: Potter  
Trustee's Name: Dan Moser or Doug Moser  
Trustee's Address: 2936 Duniven Circle  
Amarillo, TX 79109-1625  
Date of Sale: October 3, 2023  
Time of Sale: 1:30 pm – 3:30 pm  
Place of Sale: 11<sup>th</sup> Floor Auditorium; Santa Fe Building, 9<sup>th</sup> and Polk

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public  
auction at the Place of Sale, to the highest bidder for cash, "AS IS." The earliest time the sale  
will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

*Dan Moser*

Dan Moser, Trustee

PROPERTY ADDRESS: 1607 Hillcrest, Amarillo, Texas

2023NOTS0138 NOTTS  
09/06/2023 11:16 AM Total Pages: 1  
Julie Smith, County Clerk - Potter County, TX

NOTICE OF TRUSTEE'S SALE

Date: September 6, 2023  
Trustee: Dan Moser or Doug Moser  
Mortgagee: Moser Investments  
Note: \$65,000.00

Deed of Trust

Date: October 18, 2018  
Grantors: Keila Garza  
Mortgagee: Moser Investments

Recording information: Document No. 2018OPR0013772, in the Official Public  
Records of Potter, County, Texas

Property:

Lot No. Twelve (12) in Block No. Ninety-eight (98), of San Jacinto Heights  
Addition, an Addition to the City of Amarillo, Potter County, Texas, as shown by  
the recorded map or plat thereof of record in the Deed Records of Potter County,  
Texas, reference to which is here made for all purposes for which reference could  
serve, and being residentially known as 300 N. Alabama, Amarillo, Texas

County: Potter  
Trustee's Name: Dan Moser or Doug Moser  
Trustee's Address: 2936 Duniven Circle  
Amarillo, TX 79109-1625  
Date of Sale: October 3, 2023  
Time of Sale: 1:30 pm – 3:30 pm  
Place of Sale: 11<sup>th</sup> Floor Auditorium; Santa Fe Building, 9<sup>th</sup> and Polk

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public  
auction at the Place of Sale, to the highest bidder for cash, "AS IS." The earliest time the sale  
will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

*Dan Moser*

Dan Moser, Trustee

PROPERTY ADDRESS: 300 N. Alabama Amarillo, Texas

2023NOTS0139 NOTS  
09/06/2023 11:16 AM Total Pages: 1  
Julie Smith, County Clerk - Potter County, TX

NOTICE OF TRUSTEE'S SALE

Date: September 6, 2023  
Trustee: Dan Moser or Doug Moser  
Mortgagee: Moser Investments  
Note: \$65,000.00

Deed of Trust

Date: June 17, 2013  
Grantors: Ramon Penaloza and Liliana Fonseca  
Mortgagee: Moser Investments

Recording information: Deed of Trust record as Document No. 2018OPR0016819 in the Official Public Records of Potter, County, Texas.

Property:

Lot No. Five (5), Block Forty-Seven (47) of Martin Unit No. 12, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof of recorded in Volume 500, Page 579 of the Deed Records of Potter County Texas, reference to which is here made for all purposes for which reference could serve, and being residentially known as 2111 N. Marrs, Amarillo, Texas.

County: Potter  
Trustee's Name: Dan Moser  
Trustee's Address: 2936 Duniven Circle  
Amarillo, TX 79109-1625  
Date of Sale: October 3, 2023  
Time of Sale: 1:30 pm – 3:30 pm  
Place of Sale: 11<sup>th</sup> Floor Auditorium; Santa Fe Building, 9<sup>th</sup> and Polk

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

*Dan Moser*

Dan Moser, Trustee

PROPERTY ADDRESS: 2111 N. Marrs, Amarillo, Texas

2023NOTS0140 NOTTS  
09/06/2023 11:16 AM Total Pages: 1  
Julie Smith, County Clerk - Potter County, TX

NOTICE OF TRUSTEE'S SALE

Date: September 6, 2023  
Trustee: Valli Taylor or Dan Moser  
Mortgagee: Moser Investments  
Note: \$85,000.00

Deed of Trust

Date: April 1, 2016  
Grantors: Luis Palacios and wife, Natalie Palacios  
Mortgagee: Moser Investments

Recording information: Document No. 1290699, in the Official Public Records of  
Potter, County, Texas

Property:

Lot No. Four (4), Block No. Forty-five (45), of Martin Unit 6, an  
addition to the City of Amarillo, Potter county, Texas, according to  
the Map or Plat thereof, recorded in Volume 500, Page 329, of the  
Deed Records of Potter County, Texas, reference to which is here  
made for all purposes for which reference could serve, and  
residentially known as 1426 N. Bivins, Amarillo, TX 79107.

County: Potter  
Trustee's Name: Valli Taylor or Dan Moser  
Trustee's Address: 2936 Duniven Circle  
Amarillo, TX 79109-1625  
Date of Sale: October 3, 2023  
Time of Sale: 1:30 pm – 3:30 pm  
Place of Sale: 11<sup>th</sup> Floor Auditorium; Santa Fe Building, 9<sup>th</sup> and Polk

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public  
auction at the Place of Sale, to the highest bidder for cash, "AS IS." The earliest time the sale  
will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

  
Valli Taylor, Trustee

PROPERTY ADDRESS: 1426 N. Bivins, Amarillo, Texas

2023NOTS0141 NOTTS  
09/06/2023 11:16 AM Total Pages: 1  
Julie Smith, County Clerk - Potter County, TX

NOTICE OF TRUSTEE'S SALE

Date: September 6, 2023

Trustee: Dan Moser

Mortgagee: Moser Investments

Note: \$75,000.00

Deed of Trust

Date: July 28, 2017

Grantors: Miguel Rivera

Mortgagee: Moser Investments

Recording information: Document No. 2017OPR011375, in the Official Public  
Records of Potter County, Texas

Property:

Lot Four (4) in Block Twenty (20) of the Hamlet #2 Addition, an Addition to the City of Amarillo, Potter County, Texas, as shown by the recorded map or plat thereof of record in the Deed of Records of Potter County, Texas reference to which is here made for all purposes for which reference could serve; residentially known as 1509 Orange, Amarillo, Potter County, Texas.

County: Potter

Trustee's Name: Dan Moser

Trustee's Address: 2936 Duniven Circle  
Amarillo, TX 79109-1625

Date of Sale: October 3, 2023

Time of Sale: 1:30 pm – 3:30 pm

Place of Sale: 11<sup>th</sup> Floor Auditorium; Santa Fe Building, 9<sup>th</sup> and Polk

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

*Dan Moser*

Dan Moser, Trustee

PROPERTY ADDRESS: 1509 Orange, Amarillo, Texas

2023NOTS0142 NOTTS  
09/06/2023 11:16 am Total Pages: 1  
Julie Smith, County Clerk - Potter County, TX

NOTICE OF TRUSTEE'S SALE

Date: September 6, 2023

Trustee: Dan Moser

Mortgagee: Moser Investments

Note: \$146,460.40

Deed of Trust

Date: February 6, 2019

Grantor: Jose Luis Valdez and wife, Clara Elena Valdez

Mortgagee: Moser Investments

Recording information: Recorded in the Official Public Records of Potter County,  
Document No: 2019OPR0001742

Property:

Lot No. Twenty Eight (28) in Block Four (4) of the Westview Addition, an addition to the City of Amarillo, Potter County, Texas as shown by the map or plat thereof record in the Deed Records of Potter County, Texas in the Office of the County Clerk of Potter County, Texas; which property is commonly known by the address of 3412 S. Julian, Amarillo, Texas.

County: Potter

Trustee's Name: Dan Moser  
Trustee's Address: 2936 Duniven Circle  
Amarillo, TX 79109-1625

Date of Sale: October 3, 2023

Time of Sale: 1:30 PM – 3:30 PM

Place of Sale: 11<sup>th</sup> Floor Auditorium; Santa Fe Building, 9<sup>th</sup> and Polk

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

*Dan Moser*

Dan Moser, Trustee

PROPERTY ADDRESS: 3412 S. Julian, Amarillo, Texas

2023NOTS0143 NOTTS  
09/06/2023 11:16 AM Total Pages: 1  
Julie Smith, County Clerk - Potter County, TX

## NOTICE OF TRUSTEE'S SALE

### DEED OF TRUST INFORMATION:

Grantor(s)	Vivian Samora	Deed of Trust Date	May 7, 2008
Original Mortgagee	Countrywide Bank, FSB	Original Principal	\$111,525.00
Recording Information	Instrument #: 01127703 Book #: 3996 Page #: 665 in Potter County, Texas	Original Trustee	G. Tommy Bastian
Property Address	1003 Trigg St., Amarillo, TX 79104	Property County	Potter

### MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Mortgage Assets Management, LLC	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Mortgage Assets Management, LLC	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

### SALE INFORMATION:

Date of Sale	10/03/2023
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The 11th floor auditorium, Santa Fe Building, located at 9th & Polk in Potter County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Potter County Commissioner's Court.
Substitute Trustees	Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Auction.com, Antonio Bazaldua, Jose A. Bazaldua, Susan Bowers, Shannon Heck, Ronnie Heck, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

### PROPERTY INFORMATION:

#### Legal Description as per the Deed of Trust:

N 20FT OF LOT 3 & S 40FT OF LOT 2, BLOCK 2, F H HEIMAN ADDITION, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 500, PAGE 449, OF THE DEED RECORDS OF POTTER COUNTY TEXAS.

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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 other 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. The sale shall not cover any part of the property that has been released from the lien of 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.

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 281-00603

PAGE 1

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09/07/2023 02:29 PM Total Pages: 2  
Julie Smith, County Clerk - Potter County, TX



## NOTICE OF TRUSTEE'S SALE

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Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, 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 reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

Dated September 5, 2023.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh  
15851 N. Dallas Parkway, Suite 410  
Addison, TX 75001  
(469) 729-6800

Return to: TAHERZADEH, PLLC  
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

## NOTICE OF FORECLOSURE 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 14, H.H. Wallace Subdivision of Block 222, of Plemons Addition, an addition to the City of Amarillo in Potter County, Texas, according to the map or plat thereof, recorded in Volume 23, Page 3 of the Deed Records of Potter County, Texas, commonly known as 1607 S. Monroe Street, Amarillo, Texas;

together with: all appurtenances, servitudes, easements, rights, rights of way, privileges, prescriptions and advantages thereunto belonging or in anywise appertaining and all buildings, fixtures, improvements, equipment and other property now or hereafter located upon said realty (hereinafter referred to collectively with the real and personal property more fully described in paragraph 3 of the Deed of Trust as the "Property").

2. **Deed of Trust.** The document entitled Deed of Trust ("Deed of Trust") pursuant to which this sale will be conducted is described as follows:

Dated: February 8, 2023  
Grantor: Justin Parker and Micah Parker  
Beneficiary: Northwest Texas Homebuyers, LLC  
Recorded: February 9, 2023, under Document No. 2023OPR0001542 of the Official Public Records of Potter County, Texas

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

**Date:** October 3, 2023

**Time:** The sale shall begin no earlier than 10:00 o'clock, A.M. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 P.M.

**Place:** The area designated by the commissioners' court of Potter County, Texas as the area of such county where public non-judicial foreclosures are to take place, currently being the 11th Floor auditorium, Santa Fe Building, located at 9th and Polk, Amarillo, Potter County, Texas (pursuant to Potter County Order No. 1240374 entered July 22, 2013)

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust 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 reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to

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09/11/2023 04:05 PM Total Pages: 2  
Julie Smith, County Clerk - Potter County, TX

have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust 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.

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. **Type of Sale.** The sale is a non-judicial Deed of Trust Lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) a Promissory Note executed by Justin Parker and Micah Parker and payable to the order of Northwest Texas Homebuyers, LLC (the "Note"); (2) all renewals and extensions of the Note; and (3) any and all present and future indebtedness of Justin Parker and Micah Parker to Northwest Texas Homebuyers, LLC. Northwest Texas Homebuyers, LLC are the current owners and holders of the Obligations and are the Beneficiaries under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the Beneficiary, Northwest Texas Homebuyers, LLC, at 3704 Torre Drive, Amarillo, Texas 79109.

7. **Default and Request to Act.** Default has occurred under the Deed of Trust, and the Beneficiary has requested Weston W. Wright as Trustee, to conduct this sale, authorized and appointed to act under and by virtue of the Deed of Trust. Notice is given that before the sale the Beneficiary may appoint another person as Substitute Trustee to conduct the sale.

8. **Statutory Notice of Servicemember Rights.** 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.

DATED this the 11<sup>th</sup> day of September, 2023.

Wright Law TX, PLLC  
620 S. Taylor Street, Suite 302  
Amarillo, Texas 79101  
Telephone: (806) 437-1507

By: 

Weston W. Wright  
State Bar No. 24060972

## NOTICE OF FORECLOSURE 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 8, Block 30, Martin Addition Unit No. 8, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 500, Page 423, of the Deed Records of Potter County, Texas.

2. **Deed of Trust.** The document entitled Deed of Trust ("Deed of Trust") pursuant to which this sale will be conducted is described as follows:

Dated: May 22, 2018  
Grantor: Brenda Clark  
Beneficiary: Sanborn Brothers, LLC  
Recorded: May 22, 2018, under Instrument No. 2018OPR0007008 of the Official Public Records of Potter County, Texas

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

**Date:** October 3, 2023

**Time:** The sale shall begin no earlier than 10:00 o'clock, A.M. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 P.M.

**Place:** The area designated by the commissioners' court of Potter County, Texas as the area of such county where public non-judicial foreclosures are to take place, currently being the 11th Floor auditorium, Santa Fe Building, located at 9th and Polk, Amarillo, Potter County, Texas (pursuant to Potter County Order No. 1240374 entered July 22, 2013)

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust 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 reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust 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.

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09/11/2023 04:05 PM Total Pages: 2  
Julie Smith, County Clerk - Potter County, TX

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. **Type of Sale.** The sale is a non-judicial Deed of Trust Lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) a Real Estate Note in the original principal amount of \$50,150.00 executed by Brenda Clark and payable to the order of Sanborn Brothers, LLC (the "Note"); (2) all renewals and extensions of the Note; and (3) any and all present and future indebtedness of Brenda Clark to Sanborn Brothers, LLC. Sanborn Brothers, LLC is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the Beneficiary, Sanborn Brothers, LLC, at 910 SW 7th Avenue, Amarillo, Texas 79101.

7. **Default and Request to Act.** Default has occurred under the Deed of Trust, and the Beneficiary has requested Weston W. Wright, as Trustee, to conduct this sale, under and by virtue of the Deed of Trust. Notice is given that before the sale the Beneficiary may appoint another person as Substitute Trustee to conduct the sale.

8. **Statutory Notice of Servicemember Rights.** 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.

DATED this the 11th day of September, 2023.

Wright Law TX, PLLC  
620 S. Taylor Street, Suite 302  
Amarillo, Texas 79101  
Telephone: (806) 437-1507

By: 

Weston W. Wright  
State Bar No. 24060972