

THE FOLLOWING
"NOTICE OF TRUSTEE'S SALE"
WERE SCANNED AND PLACED ON THE WEBSITE BY THE
POTTER COUNTY CLERK ON:
[March 13th, 2024](#)
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
2024NOTS0002	1/11/2024 16:37	BAZALDUA JOSE A TRUSTEE	CRUZ LAUREN ISRAEL
2024NOTS0009	1/25/2024 11:57	ROBINSON KARITA TRUSTEE	ESCALANTE JOSHUA ,ESCALANTE ERIKA CROSS
2024NOTS0010	1/25/2024 11:57	MACKIE L KELLER ATTY	RAY JEFF ,RAY CLARISSA
2024NOTS0011	1/25/2024 15:14	BAZALDUA JOSE A TRUSTEE	GRIEGO CIPRIANO JOE ,GRIEGO ALYSSA MIRANDA
2024NOTS0013	1/25/2024 15:14	BAZALADUA JOSE A TRUSTEE	WHITEHEAD ALICIA ANN
2024NOTS0014	1/30/2024 11:06	BAZALDUA JOSE A TRUSTEE	KAW ZU
2024NOTS0016	2/1/2024 14:26	SAUCEDO ISRAEL TRUSTEE	BARNES LORI DIANE,PEEKS KAMERON
2024NOTS0030	2/22/2024 9:15	DOHERTY KELLY M ATTY	PERRY JOY FAYE
2024NOTS0032	2/22/2024 11:06	BAZALDUA JOSE A TRUSTEE	PHILLIPS ALLEN DWAYNE
2024NOTS0033	2/29/2024 16:24	BAZALDUA JOSE A TRUSTEE	HALL CAROL KESTERSON ,HALL DAVID
2024NOTS0034	3/4/2024 12:49	LITTLEFIELD K CLIFFORD ATTY	MORALES EVEIDI,FLORES EVEIDI MORALES
2024NOTS0035	3/6/2024 13:57	KUYKENDALL JACK M TRUSTEE	LOTUS SKY LLC
2024NOTS0040	3/7/2024 12:01	BAZALDUA JOSE A TRUSTEE	WOLFE ENCLAVE OWNER LLC
2024NOTS0041	3/8/2024 10:50	HARTMAN BAILEY ATTY	RILEY ALLAN
2024NOTS0042	3/11/2024 14:34	GLENN ROBERT III TRUSTEE	HARBOUR SHIRLEY
2024NOTS0043	3/11/2024 14:37	SELL GARLAND D TRUSTEE	CABELLO MATTHEW ,CABELLO LORI
2024NOTS0044	3/11/2024 14:39	SELL GARLAND D TRUSTEE	CABELLO MATTHEW ,RAMIREZ LORI
2024NOTS0047	3/12/2024 15:49	PLA SERVICES INC TRUSTEE	LARA GENE ,MALDONADO CAMEY

Notice of Substitute Trustee Sale

T.S. #: 23-9738

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

Date: 4/2/2024
Time: The sale will begin no earlier than **10:00 AM** or no later than three hours thereafter.
The sale will be completed by no later than **1:00 PM**
Place: **Potter County Courthouse in Amarillo, Texas, at the following location: 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

Property To Be Sold - The property to be sold is described as follows:

LOT 6, BLOCK 15, BIVINS ESTATES, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 151, PAGE 46 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS AMENDED BY INSTRUMENT RECORDED IN VOLUME 222, PAGE 435, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 12/26/2018 and is recorded in the office of the County Clerk of Potter County, Texas, under County Clerk's File No 2018OPR0017289, recorded on 12/31/2018, of the Real Property Records of Potter County, Texas.
Property Address: 1010 S AUSTIN ST AMARILLO Texas 79102

Trustor(s): **LAUREN ISRAEL CRUZ**
Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC (MERS) AS NOMINEE AS BENEFICIARY FOR NATIONS RELIABLE LENDING, LLC, ITS SUCCESSORS AND ASSIGNS**

Current Beneficiary: **Planet Home Lending, LLC**
Loan Servicer: **Planet Home Lending, LLC**

Current Substituted Trustees: **Auction.com, Shannon Heck, Ronnie Heck, Antonio Bazaldua, Jose A. Bazaldua, Gabrielle Carrier, Rick Snoke, Prestige Default Services, LLC**

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.

T.S. #: 23-9738

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. 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 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of 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.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by LAUREN ISRAEL CRUZ A SINGLE MAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

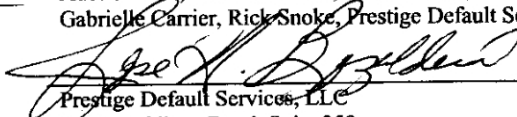
Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$108,411.00, executed by LAUREN ISRAEL CRUZ A SINGLE MAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC (MERS) AS NOMINEE AS BENEFICIARY FOR NATIONS RELIABLE LENDING, LLC, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of LAUREN ISRAEL CRUZ A SINGLE MAN to LAUREN ISRAEL CRUZ. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Planet Home Lending, LLC
321 Research Parkway
Meriden, Connecticut 06450-8301
(855) 884-2250

Dated: 01-11-2024 Auction.com, Shannon Heck, Ronnie Heck, Antonio Bazaldua, Jose A. Bazaldua, Gabrielle Carrier, Rick Snoke, Prestige Default Services, LLC,



Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (800) 793-6107
Website: www.auction.com

T.S. #: 23-9738

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

Notice of [Substitute] Trustee 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: 04/02/2024

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

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 PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 4302 1/2 SE 16TH AVE. AMARILLO, TX 79104

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/08/2008 and recorded 09/16/2008 in Book 4036 Page 566 Document 01135848, real property records of Potter County, Texas, with **JOSHUA ESCALANTE, A MARRIED MAN AND HIS WIFE, ERIKA CROSS ESCALANTE, SIGNING PRO FORMA TO PERFECT LIEN ONLY AS COMMUNITY PROPERTY** grantor(s) and ALACRITY LENDING COMPANY as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent 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.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **JOSHUA ESCALANTE, A MARRIED MAN AND HIS WIFE, ERIKA CROSS ESCALANTE, SIGNING PRO FORMA TO PERFECT LIEN ONLY AS COMMUNITY PROPERTY**, securing the payment of the indebtedness in the original principal amount of **\$66,474.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** is the current mortgagee of the note and deed of trust or contract lien.

2024NOTS0009 NOTTS
01/25/2024 11:57 am Total Pages: 3
Julie Smith County Clerk - Potter County TX



Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

THE EAST 50 FEET OF LOT 1, BLOCK 3, OF WARDS SUBDIVISION, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 500, PAGE 273, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

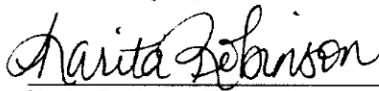
**C/O PHH Mortgage Corporation
PO BOX 24605 West Palm Beach, FL 33416-4605
Phone: 877-744-2506**

Notice of [Substitute] Trustee Sale

9. 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 the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.

Date: January 24, 2024



Karita Robinson, Trustee Sale Assistant

C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

For additional sale information visit: www.hubzu.com or (855) 882-1314

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

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.

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: LOT 3, BLOCK 2, TASCOSA ESTATES UNIT NO 1, AMENDED, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1700, PAGE 251, OF THE OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 06/15/2018 and recorded in Document 20180PR0008162 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: 04/02/2024

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 JEFF RAY AND CLARISSA RAY, provides that it secures the payment of the indebtedness in the original principal amount of \$299,669.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDFIRST BANK, 999 N.W. Grand Blvd. Oklahoma City, OK 73118 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 Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: www.xome.com or (844) 400-9663

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.



NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 8/3/2020	Grantor(s)/Mortgagor(s): CIPRIANO JOE GRIEGO AND ALYSSA MIRANDA GRIEGO, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR EUSTIS MORTGAGE CORP., DBA VERITY MORTGAGE, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: PENNYMAC LOAN SERVICES, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2020OPR0009508	Property County: POTTER
Mortgage Servicer: PennyMac Loan Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3043 Townsgate Rd, Suite 200, Westlake Village, CA 91361
Date of Sale: 4/2/2024	Earliest Time Sale Will Begin: 10:00AM
Place of Sale of Property: 11TH FLOOR AUDITORIUM, SANTA FE BUILDING LOCATED AT 9TH & POLK, 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.	

Legal Description: LOT 46, BLOCK 6, PRAIRIE WEST ESTATES UNIT NO. 10, A RURAL SUBDIVISION TO POTTER COUNTY, TEXAS, BEING AN UNPLATTED TRACT OF LAND OUT OF SECTION 162 AND 163, BLOCK 9, B.S.&F. SURVEY, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 1236284 OF THE OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Jose A. Bazaldua or Antonio Bazaldua or Susan Bowers, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

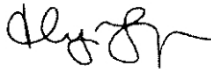
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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.

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.

Dated: 1/23/2024



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for PennyMac Loan Services, LLC

Dated: 01-25-2024

Jose A. Bazaldua

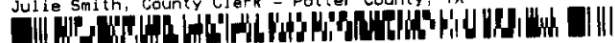
Printed Name:



Substitute Trustee
c/o Home
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-24-101104-POS
Loan Type: FHA

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01/25/2024 03:14 PM Total Pages: 1
Julie Smith, County Clerk - Potter County, TX



NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: 01/15/2021
Grantor(s): ALICIA ANN WHITEHEAD, SINGLE WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS
NOMINEE FOR ASSOCIATED MORTGAGE CORPORATION, ITS SUCCESSORS
AND ASSIGNS
Original Principal: \$166,822.00
Recording Information: Instrument 2021OPR0000941
Property County: Potter
Property: (See Attached Exhibit "A")
Reported Address: 2229 LAUREL ST, AMARILLO, TX 79109

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Idaho Housing and Finance Association
Mortgage Servicer: Idaho Housing and Finance Association
Current Beneficiary: Idaho Housing and Finance Association
Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of April, 2024
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: The steps on the west side of the Potter County Courthouse located at 500 S. Fillmore, Amarillo, Texas in Potter County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Potter County Commissioner's Court, at the area most recently designated by the Potter County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jonathan Schendel, Angie Useton, 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, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Jonathan Schendel, Angie Useton, 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, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

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Julie Smith, County Clerk - Potter County, TX



4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Jonathan Schendel, Angie Useton, 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, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Jase A. Brazalier whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 1-25-2024 I filed and / or recorded 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.

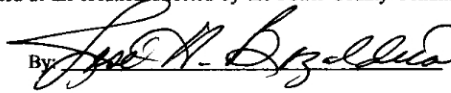
By: 

Exhibit "A"

LOT 35, BLOCK 74, WOLFLIN PARK UNIT NO. 5, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 500, PAGE 11, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 9/28/2020	Grantor(s)/Mortgagor(s): ZU KAW, A SINGLE MAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMARILLO NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Planet Home Lending, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2020OPR0012749	Property County: POTTER
Mortgage Servicer: Planet Home Lending, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 321 Research Parkway, Suite 303, Meriden, CT 06450
Date of Sale: 4/2/2024	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.	

Legal Description: LOT NO. 6, BLOCK NO. 3, UNIT NO. 1 OF WEST LAWN AMENDED PLAT OF BLOCK 3 AND LOTS 20 TO 26 INCLUSIVE OF BLOCK 4, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, OF RECORD IN VOLUME 151, PAGE 599, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for 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, 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, Jose A. Bazaldua or Antonio Bazaldua or Susan Bowers, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

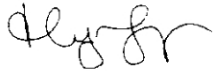
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): 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.

Dated: 1/29/2024



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Planet Home Lending, LLC

Dated: 01-30-2024

Printed Name:

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

2024NOTS0014 NOTTS
01/30/2024 11:06 AM Total Pages: 1
Julie Smith, County Clerk - Potter County, TX



MH File Number: TX-24-100951-POS
Loan Type: FHA

1610 JORDAN ST
AMARILLO, TX 79106

00000010035756

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 April 02, 2024

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 February 28, 2023 and recorded in Document CLERK'S FILE NO 2023OPR0002328 real property records of POTTER County, Texas, with LORI DIANE BARNES, AN UNMARRIED WOMAN AND KAMERON PEEKS, AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee

4 Obligations Secured Deed of Trust or Contract Lien executed by LORI DIANE BARNES, AN UNMARRIED WOMAN AND KAMERON PEEKS, AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$196,377 00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note LAKEVIEW LOAN SERVICING, LLC 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 LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452

2024NOTS0016 NOTTS
02/01/2024 02:26 PM Total Pages 3
Julie Smith, County Clerk - Potter County, TX



1610 JORDAN ST
AMARILLO, TX 79106

00000010035756

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 JOSE A BAZALDUA, ANTONIO BAZALDUA, SUSAN BOWERS, SHANNON HECK, RONNIE HECK 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

Is Sa

Israel Saucedo

Certificate of Posting

My name is Jose A. Bazaldua, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 I declare under penalty of perjury that on 02-01-2024 I filed at the office of the POTTER County Clerk and caused to be posted at the POTTER County courthouse this notice of sale

Jose A. Bazaldua

Declarants Name Jose A. Bazaldua

Date 02-01-2024

1610 JORDAN ST
AMARILLO, TX 79106

00000010035756

00000010035756

POTTER

EXHIBIT "A"

LOT 22, BLOCK 5, OF OWNER'S SUBDIVISION OF TRACTS 11 THROUGH 20, INCLUSIVE, AND THE S/2 OF TRACT NO 21, IN BLOCK 3, OF MARY GOULD ACRES, A SUBDIVISION OF THE EAST PART OF SECTION NO 26, BLOCK 9, BS&F SURVEY, POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, OF RECORD IN VOLUME 500, PAGE 463 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated April 02, 2008 and recorded under Vol. 3985, Page 727, or Clerk's File No. 01125441, in the real property records of POTTER County Texas, with Joy Faye Perry, a single person as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Equity Mortgage, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Joy Faye Perry, a single person securing payment of the indebtedness in the original principal amount of \$160,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Joy Faye Perry. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Selene Finance is acting as the Mortgage Servicer for the Mortgagee. Selene Finance, is representing the Mortgagee, whose address is: 3501 Olympus Blvd. 5th Fl. Ste. 500, Dallas, TX 75019.

Legal Description:

LOT 46 AND THE WESTERLY 4 FEET OF LOT 47, BLOCK 16, OF WESTCLIFF PARK ADDITION, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1200, PAGE 196, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 04/02/2024

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: POTTER County Courthouse, Texas at the following location: 11TH FLOOR AUDITORIUM, SANTA FE BUILDING LOCATED AT 9TH & POLK, AMARILLO, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Gabrielle Carrier, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ASAP, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on February 15, 2024.

/s/ Kelly M. Doherty SBOT No. 24118059, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: Shannon Heck

Printed Name: _____

C&M No. 44-23-3571

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date. 9/28/2012	Grantor(s)/Mortgagor(s). ALLEN DWAYNE PHILLIPS
Original Beneficiary/Mortgagee WELLS FARGO BANK N A	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A
Recorded in: Volume. N/A Page. N/A Instrument No. 1224007	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
Date of Sale 4/2/2024	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	

Legal Description LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX PROP CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for 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, Conrad Wallace, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jam Grady, Auchon com, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck, Jose A Bazaldua or Antonio Bazaldua or Susan Bowers, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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

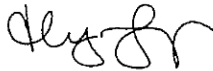
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX PROP CODE §51.002 and §51.009 Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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.

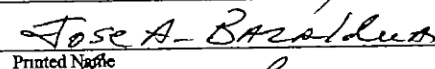
NOTICE PURSUANT TO TEX PROP. CODE § 51.002(i) ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER 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

Dated 2/16/2024



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Wells Fargo Bank, N.A.

Dated 02-22-2024



Printed Name



Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

2024NOTS0032

NOTTS

02/22/2024 11 05 AM Total Pages 2

Julie Smith, County Clerk - Potter County, TX



MH File Number. TX-24-101429-POS
Loan Type. Conventional Residential

EXHIBIT A
Legal Description

A 8.08 ACRE TRACT OF LAND BEING ALL OF TRACT 39 AND THE SOUTH 3.0 ACRES OF TRACT 40, BLOCK 2, BISHOP ESTATES UNIT NO. 2, A SUBDIVISION OUT OF SECTION 90, BLOCK 9, B.S. AND F. SURVEY, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, OF RECORD IN VOLUME 1200, PAGE 809 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS, SAID 8.08 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD WITH A CAP MARKED "NAIL AND CO.", FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT 39, BEING IN THE WEST RIGHT-OF-WAY LINE OF WEST RANCH VIEW ROAD, THENCE SOUTH 89 DEGREES 53' 28" WEST, ALONG THE SOUTH LINE OF SAID TRACT 39, A DISTANCE OF 750.10 FEET TO A 1/2 INCH IRON ROD WITH A CAP MARKED "NAIL AND CO.", FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 39 AND THE SOUTHWEST CORNER OF THIS TRACT OF LAND, THENCE NORTH 00 DEGREES 06' 28" WEST, ALONG THE WEST LINE OF SAID TRACT 39 AND TRACT 40, A DISTANCE OF 469.22 FEET TO A 1/2 INCH IRON ROD, FOUND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND, THENCE NORTH 89 DEGREES 52' 32" E., A DISTANCE OF 750.06 FEET TO A 1/2 INCH IRON ROD, FOUND FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND, BEING IN THE EAST LINE OF SAID TRACT 40, AND THE WEST RIGHT-OF-WAY LINE OF SAID WEST RANCH VIEW ROAD, THENCE SOUTH 00 DEGREES 06' 44" EAST (BASE BEARING), ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WEST RANCH VIEW ROAD, A DISTANCE OF 174.34 FEET PASS A 1/2 INCH IRON ROD WITH A CAP MARKED "NAIL AND CO." FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT 40, CONTINUING FOR A TOTAL DISTANCE OF 469.42 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A COMPUTED AREA OF 8.08 ACRES OF LAND.

23-141636

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: June 18, 2009	Original Mortgagor/Grantor: CAROL KESTERSON HALL AND DAVID HALL
Original Beneficiary / Mortgagee: FAIRWAY INDEPENDENT MORTGAGE CORPORATION., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: MORTGAGE ASSETS MANAGEMENT, LLC
Recorded in: Volume: 4124 Page: 600 Instrument No: 01153778	Property County: POTTER
Mortgage Servicer: PHH Mortgage – Reverse - PHH Mortgage Corporation	Mortgage Servicer's Address: 1 Mortgage Way Mount Laurel, New Jersey 08054

* 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 \$123,000.00, executed by CAROL KESTERSON HALL and payable to the order of Lender.

Property Address/Mailing Address: 2727 S SEMINOLE STREET, AMARILLO, TX 79103

Legal Description of Property to be Sold: LOT NO. 15, BLOCK NO. 22, GRANDVIEW ADDITION UNIT NO. 5, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF OF RECORD IN VOLUME 695, PAGE 147, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

Date of Sale: April 02, 2024	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: 11TH FLOOR AUDITORIUM, SANTA FE BUILDING LOCATED AT 9TH & POLK, 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, *MORTGAGE ASSETS MANAGEMENT, LLC*, the owner and holder of the Note, has requested 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 *MORTGAGE ASSETS MANAGEMENT, 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, 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 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.

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.

/s/William Attmore
William Attmore
Attorney for Reverse Mortgage Solutions, Inc
State Bar No.:24064844
wattmore@rascrane.com
Robertson, Anschutz, Schneid, Crane & Partners,
PLLC / Attorney for Mortgagee
5601 Executive Dr, Suite 400
Irving, TX 75038
Telephone: 817-873-3080
Facsimile: (817)796-6079

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.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated March 14, 2017, executed by **EVEIDI MORALES A/K/A EVEIDI MORALES FLORES, UNMARRIED**, ("Mortgagor") to K. Clifford Littlefield, Trustee, for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 2017OPR0007089, Official Public Records of Potter County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, or Jose A. Bazaldua or Antonio Bazaldua or Susan Bowers, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, April 2, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Potter County Courthouse at the place designated by the Commissioner's Court for such sales in Potter County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to a 2017 CMH Manufactured Home, Serial No. CLW042324TX.

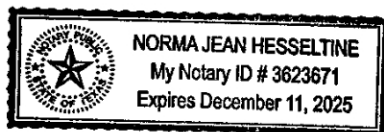
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

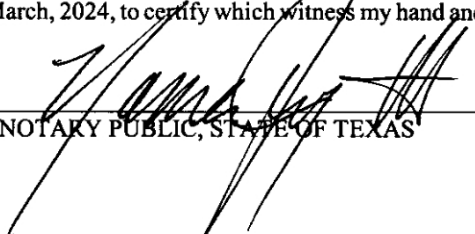
EXECUTED this 1 day of March, 2024.


K. CLIFFORD LITTLEFIELD, Mortgage Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 1 day of March, 2024, to certify which witness my hand and official seal.




NOTARY PUBLIC, STATE OF TEXAS

2024NOTS0034
03/04/2024 12:49 PM Total Pages: 2
Julie Smith, County Clerk - Potter County, TX

EXHIBIT "A"

Lot No. 5, Block No. 8, FAIRVIEW TOWNSITE, an Addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 139, Page 508, of the Deed Records of Potter County, Texas, reference to which is here made for all purposes.

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS

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COUNTY OF POTTER

§

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KNOW ALL PERSONS BY THESE PRESENTS

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.

WHEREAS, Lotus Sky LLC executed and delivered that certain Deed of Trust, Assignment of Rents and Leases, Collateral Assignment of Property Agreements, Security Agreement and Fixture Filing ("Deed of Trust") dated August 11, 2016 and filed on August 31 2016, to Si Hyeon Kim, Trustee, for the benefit of New Millennium Bank, which Deed of Trust is recorded in the Official Public Records of Potter County, Texas under Instrument Number 1298875, which Deed of Trust conveys the real property more particularly described on the attached Exhibit A; and

WHEREAS, the Deed of Trust may be hereinafter referred to as the "Deed of Trust" or the "Lien;" and

WHEREAS, the Lien was given to secure the payment of that certain Note dated August 11, 2016, executed by Lotus Sky LLC ("Maker"), wherein Maker promised to pay to the order of New Millennium Bank the original principal sum of Two Million Seven Hundred Forty Five Thousand and No/100 Dollars (\$2,745,000.00) (the "Note"), and

WHEREAS, New Millennium Bank is the owner and holder of the Note, and

WHEREAS, Beneficiary removed Si Hyeon Kim as Trustee and appointed Jack M. Kuykendall as Substitute Trustee pursuant to the terms and conditions of the Deed of Trust to sell the real property referenced therein at such time as Beneficiary shall direct, in accordance with the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust and the indebtedness evidenced therein is wholly due, the current owner



and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, NOTICE IS HEREBY GIVEN that on the first Tuesday in April, the 2nd day of April, 2024, I will sell the property at the 11th floor Auditorium of the Santa Fe Building, located at 9th Avenue and Polk Street, in Amarillo, Potter County, Texas, as the same may have been more particularly described by the County Commissioner's Court of Potter County, Texas for foreclosure sales, to the highest bidder for cash subject to any prior and superior liens, if any. The earliest time at which the sale will begin is 1:00 pm on April 2, 2024, and no later than three hours after such time.

WITNESS MY HAND this 5th day of March, 2024.

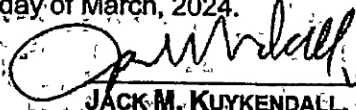
 Sub. Trustee
JACK M. KUYKENDALL, Substitute Trustee
5048 Tennyson Parkway, Suite 250
Plano, TX 75024

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT ONE:

Lot 9, Block 2, of AIR PARK UNIT NO. 14, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 1667, Page 204, of the Official Public Records of Potter County, Texas.

TRACT TWO:

Lot 11, Block 2, of AIR PARK UNIT NO. 18, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 2377, Page 635, of the Official Public Records of Potter County, Texas.

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§

COUNTY OF POTTER

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Date: March 6, 2024

Borrower: Wolfe Enclave Owner LLC

Borrower's Address: c/o Wolfe Investments LLC
2317 Coit Road, Suite C
Plano, Texas 75075
Attn: Kenneth Wolfe

c/o Wolfe Investments, LLC
5000 Legacy Drive, Suite 475
Plano, TX 75024
Attn: Kenneth Wolfe

Holder: Ladder CRE Finance REIT Inc

Holder's Address: c/o Ladder Capital
320 Park Avenue, 15th Floor
New York, NY 10022

Substitute Trustee: James L. Hollerbach, Jose A. Bazaldua, Antonio Bazaldua, or
Susan Bowers, and each of them acting alone.

Substitute Trustee's Address: 6700 N. New Braunfels Ave.
San Antonio, Texas 78209

Deed of Trust: Deed of Trust, Assignment of Leases and Rents and Security
Agreement

Date: September 14, 2021

Grantor: Wolfe Enclave Owner LLC

Lender: Ladder Capital Finance LLC

Trustee: John W. Domby, Esq.

Secures: Promissory Note, dated as of September 14, 2021 (the "Note"), executed by Grantor, payable to Lender, in the original stated principal amount of Fourteen Million Five Hundred Thousand and 00/100 Dollars (\$14,500,000.00), presently owned and held by Holder.

Recording: Recorded in the Official Public Records of Potter County, Texas (the "Records") as Instrument No. 2021OPR0013844.

Assignment from Original Lender to LCCM 2021-FL3 TRUST ("LCCM"):

Evidenced by that certain Assignment of Deed of Trust, Assignment of Leases and Rents and Security Instrument recorded on July 18, 2022, in the Records as Instrument No. 2022OPR0009939.

Assignment from LCCM to Ladder CRE Finance REIT Inc ("Holder"):

Evidenced by that certain Assignment of Deed of Trust, Assignment of Leases and Rents and Security Instrument recorded on December 8, 2023, in the Records as Instrument No. 2023OPR0014966.

Property:

All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the property is also, for the sake of convenience only, described on Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the "Property", for all purposes hereof, means all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale:

Date of Sale: Tuesday, April 2, 2024

Time of Sale: The sale of the Property will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the sale will take place is 10:00 a.m., and the sale will begin

within three hours thereafter.

Place of Sale: 11TH FLOOR AUDITORIUM, SANTA FE BUILDING
LOCATED AT 9TH & POLK, AMARILLO, TX, OR AS
DESIGNATED BY THE COUNTY COMMISSIONER'S
OFFICE.

Holder has appointed James L. Hollerbach, Jose A. Bazaldua, Antonio Bazaldua, or Susan Bowers, and each of them acting alone as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust and other documents relating to the indebtedness evidenced by the Note. The indebtedness evidenced by the Note has been accelerated and is now wholly due. Holder has instructed Substitute Trustee to sell the Property toward the satisfaction of the Note.

The Deed of Trust encumbers both real and personal property. Notice is hereby given of Holder's election to proceed against and sell all the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and further subject to any valid leases to the Property or any portion thereof, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness evidenced by the Note and secured by the Deed of Trust. The Substitute Trustee conducting the Foreclosure Sale may, at his option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 1:00 P.M. local time.

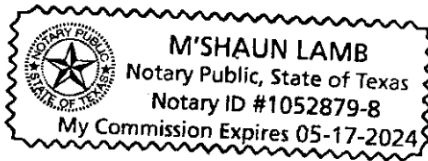
[signature on following page]

Jose A. Bazaldon
Jose A. Bazaldon, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF POTTER §

Subscribed and sworn to before me on this 7th day of March 2024.

[SEAL]



M'Shaun Lamb
Notary Public, State of Texas

My Commission expires:
5-17-2024

After recording return to:

Adam Rayford
Polsinelli PC
2950 N. Harwood Street, Suite 2100
Dallas, Texas 75201

EXHIBIT A

TRACT 1:

An 8.1409 acre tract of land out of Block 78, BELMAR ADDITION UNIT NO. 13, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof of record in Volume 1030, Page 88 of the Deed Records of Potter County, Texas, being that same tract of land described as "Tract No. 1" in that certain Special Warranty Deed recorded in Volume 2280, Page 370 of the Official Public Records of Potter County, Texas and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the intersection of the Southerly right-of-way line of Interstate Highway No. 40 and the Easterly right-of-way line of Bush Drive, and same being the Northwest corner of said Block 78, Belmar Addition Unit No. 13;

THENCE N. 66° 37' 30" E., bearing basis, record plat, 565.00 feet along the Southerly right-of-way line of said Interstate Highway No. 40 to a 1/2 inch iron rod, found at the Northeast corner of this tract and same being the Northwest corner of Lot 1, Block 88, Belmar Addition Unit No. 21, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof of record in Volume 1200, Page 93 of the Deed Records of Potter County, Texas;

THENCE S. 23° 27' 52" E., 260.09 feet to a 1/2 inch iron rod, found at the point of intersection of the East line of this tract and same being the West line of said Lot 1, Block 88;

THENCE S. 08° 14' 23" W., 275.66 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the Southeast corner of this tract of land, same being the Southwest corner of said Lot 1, Block 88 and also being a point of a non-tangent curve to the left with a radius of 2910.00 feet;

THENCE Southwesterly, 632.11 feet along said curve with a chord bearing of S. 50° 57' 52" W, to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the beginning of a reverse curve with a radius of 386.83 feet;

THENCE Southwesterly, 74.44 feet along said curve with a chord bearing of S. 50° 15' 15" W, to a 1/2 inch iron rod, found at the Southwest corner of this tract and same being the Southwest corner of said Block 78;

THENCE Northerly 486.80 feet along a curve to the right with a radius of 1647.96 feet and a chord bearing of N. 00° 17' 35" W, and same being the Easterly right-of-way line of said Bush Drive to a 1/2 inch iron rod with a cap stamped "KEYS R.P.S." found at the beginning of a reverse curve with a radius of 458.14 feet;

THENCE Northerly, 252.43 feet along said curve with a chord bearing on N. 07° 36' 54" W, and same being the Easterly right-of-way line of said Bush Drive to the Northwest and BEGINNING CORNER of this tract.

TRACT 2

Lot One (1), Block Eighty-eight (88), of BELMAR ADDITION UNIT NO. 21, an addition to the City of Amarillo in Potter County, Texas, according to the map or plat thereof, recorded in Volume 1200, Page 93 of the Deed Records of Potter County, Texas.

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 includes all such real property described in the below referenced Deed of Trust and further described to include, but not to limit, as follows

Lot 9, Block 92, Original Town of Amarillo, an Addition to the City of Amarillo in Potter County, Texas, according to the map or plat thereof, recorded in Volume 65, Page 18 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 7, 2021
Grantor Allan Riley
Beneficiary FirstBank Southwest
Recorded May 7, 2021, under Clerk's File No 2021OPR0006835, 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: April 2, 2024
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 1 00 P M
Place: On the 11th Floor auditorium of the Santa Fe Building located at 900 S Polk Street, Amarillo, Texas

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

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03/08/2024 10 50 AM Total Pages 4
Julie Smith, County Clerk - Potter County, TX

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 refiling 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 The property to be sold shall include all real property secured by the Deed of Trust that has not been previously released

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) Promissory Note in the original principal amount of \$59,200 00, executed by Allan Riley, and payable to the order of FirstBank

Southwest (the "Note"), (2) all renewals and extensions of the Note, and (3) any and all present and future indebtedness of Allan Riley to FirstBank Southwest FirstBank Southwest 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, FirstBank Southwest, 5725 W Amarillo Boulevard, Amarillo, Texas 79106

7 **Default and Request to Act.** Default has occurred under the Deed of Trust, and the Beneficiary has requested me, Samuel S Karr, Bailey Hartman, C Jared Knight, or Cathy Miller, as Substitute Trustee, to conduct this sale 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 16th day of February, 2024

MORGAN WILLIAMSON LLP
701 South Taylor, Suite 440
Amarillo, Texas 79101
Telephone (806) 358-8116
Facsimile (806) 350-7642

By 
Samuel S. Karr
State Bar No 24007466

Bailey Hartman
State Bar No 24125916

C. Jared Knight
State Bar No 00794107

Cathy Miller
State Bar No 00790317

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 March 1, 2024

SECURITY INSTRUMENT Deed of Trust
Date September 28, 2006
Grantor Shirley Harbour, a single female
Lender Amarillo National Bank
Trustee J Gregg Jordan
Substitute Trustee Robert Glenn III, Garland D Sell, Kerry McLain
Recorded Volume 3793, Page 349, Official Public Records of Potter County, Texas

PROPERTY Lot 11, Block 37, of Oliver Eakle, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 51, Page 527 of the Deed Records of Potter County, Texas, which currently has the address of 317 SE 24th Avenue, Amarillo, TX 79109

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 April 2, 2024

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

PLACE OF SALE 11th Floor auditorium, Santa Fe Building, located at 9th and Polk, Amarillo, Potter County, Texas, pursuant to Commissioners Court Minutes dated July 22, 2013, recorded under Clerk's File No 1240374 in the Official Public Records of Potter County, Texas

Because of default in performance of the obligations of the Security Instrument, 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

Amarillo National Bank is acting as the Mortgage Loan Servicer for Fannie Mae, which is the owner of the Note and Security Instrument associated with your real estate loan. Amarillo National Bank, as Mortgage Loan Servicer, is representing Fannie Mae, whose address is Fannie Mae, Texas Foreclosures, 5600 Granite Parkway, Plano, Texas 75024. The Mortgage Loan Servicer is authorized to represent Fannie Mae by virtue of a servicing agreement. The Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. **All notices, payments, correspondence, and other communications regarding your real estate loan should continue to be directed to Amarillo National Bank.**

Robert Glenn III
ROBERT GLENN III, GARLAND D SELL,
KERRY McLAIN, Substitute Trustee
C/O Sell Griffin McLain PC
4801 Lexington Square
Amarillo, TX 79119-6572
(806) 374-3765

Rob

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Julie Smith, County Clerk - Potter County, TX

NOTICE OF 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 March 1, 2024

SECURITY Deed of Trust
INSTRUMENT Date April 29, 2021
Grantor Mathew Cabello and Lori Cabello
Lender Michael W. Wegman a/k/a Michael Walter Wegman and wife, Laurie Wegman
Trustee Garland D. Sell, Frederick J. Griffin, Kerry McLain
Recorded in Clerk's File No. 2021OPR0006349 of the Official Public Records of Potter County, Texas

PROPERTY The North One-Half of Lot Five (5) and All of Lot Four (4), in Block Four (4) of Nobles Subdivision, being out of Block Two Hundred and Thirty-Eight (238), of the Plemons Addition, an Addition to the City of Amarillo, in Potter County, Texas, according to the map or plat thereof, recorded in Volume 16, Page 409 of the Deed Records of Potter County, Texas [1708 S Taylor St, Amarillo, TX 79102]

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

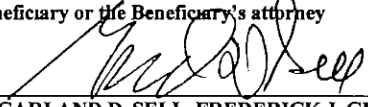
DATE OF SALE April 2, 2024

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

PLACE OF SALE 11th Floor auditorium, Santa Fe Building, located at 9th and Polk, Amarillo, Potter County, Texas, pursuant to Commissioners Court Minutes dated July 22, 2013, recorded under Clerk's File No. 1240374 in the Official Public Records of Potter County, Texas

Because of default in performance of the obligations of the Security Instrument, 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 or the Beneficiary's attorney.


GARLAND D. SELL, FREDERICK J. GRIFFIN,
KERRY MCLAIN, Trustee
4801 Lexington Square
Amarillo, TX 79119-6572
806 374 3765

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Julie Smith County Clerk - Potter County, TX

NOTICE OF 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 March 1, 2024

SECURITY INSTRUMENT	Deed of Trust
	Date February 28, 2020, effective March 1, 2020
	Grantor Matthew Cabello and Lori Ramirez
	Lender Michael W. Wegman a/k/a Michael Walter Wegman and Laurie Wegman
	Trustee Garland D. Sell, Frederick J. Griffin, Kerry McLain
	Recorded in Clerk's File No. 2020OPR0002889 of the Official Public Records of Potter County, Texas

PROPERTY Tract 1

The South 10 feet of Lot No. 7 and the North 49 feet of Lot No. 6, in Block No. 4, of the Sawvell Subdivision of Block No. 240 of the Plemons Addition, an Addition to the City of Amarillo, Potter County, Texas, as shown by the map or plat thereof of record in the Deed Records of Potter County, Texas [commonly known as 1909 S Van Buren Street, Amarillo, Potter County, Texas]

Tract 2

Parcel 1

BEGINNING at a point in the East line of Van Buren Street and being in the West boundary line of Lot No. 6, in Block No. 4, of the Sawvell Subdivision of Block 240 of the Plemons Addition to the City of Amarillo, Potter County, Texas, and in the common section line of Sections Nos. 170 and 171, in Block No. 2, AB&M, which is also the South boundary line of said Lot No. 6, in said Block No. 4, in Sawvell Subdivision of Block No. 240 of the Plemons addition to the City of Amarillo, Potter County, Texas,

THENCE Easterly along said section line to a point being the Southeast corner of said Lot No. 6, approximately 142 feet,

THENCE Northerly along the East boundary line of said Lot No. 6, a distance of 33.9 feet to a point in said East boundary line of said Lot No. 6,

THENCE Westerly along a line parallel with the North boundary line of said Lot No. 6 a distance of 140 feet to a point in the West boundary line of said Lot No. 6,

THENCE Southerly a distance of approximately 57 feet to the place of BEGINNING

Parcel 2

Being a part of Lot No. 25 of the Magnanat Subdivision of Block No. 21 of the Mrs. M. D. Oliver Eakle Addition being a part of Survey No. 171, in Block No. 2, AB&M, same being a fractional part of Lot 25, described as follows

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03/11/2024 02:39 PM Total Pages 2
Julie Smith, County Clerk - Potter County, TX

BEGINNING at a point 50 2 feet North from the Southwest corner of said Lot No 25, in the East line of Van Buren Street,

THENCE North with the East line of said Van Buren Street and the West line of Lot No 25 about one foot to the North line of said Section 171, same being the South line of Section 170, Block No 2, AB&M, which is also the North line of said Lot No 25, in said Block No 21,

THENCE in an Easterly direction with said section line about 142 feet to the Northeast corner of said Lot No 25, in Block No 21,

THENCE South with the East line of said Lot No 25, about 24 1 feet to a stake in said East line of said Lot No 25 in Block No 21,

THENCE in a Westerly direction and parallel with the South line of said Lot No 25 in said Block No 21 about 140 feet, to the place of BEGINNING, and being the same property conveyed to F L Bralley, Jr , by deed dated November 19, 1927, of record in Volume 181, Page 452, of the Deed Records of Potter County, Texas *[commonly known as 1911 S Van Buren Street, Amarillo, 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 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

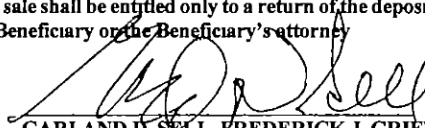
DATE OF SALE April 2, 2024

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

PLACE OF SALE 11th Floor auditorium, Santa Fe Building, located at 9th and Polk, Amarillo, Potter County, Texas, pursuant to Commissioners Court Minutes dated July 22, 2013, recorded under Clerk's File No 1240374 in the Official Public Records of Potter County, Texas

Because of default in performance of the obligations of the Security Instrument, 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 or the Beneficiary's attorney.


GARLAND D. SELL, FREDERICK J. GRIFFIN,
KERRY MCLAIN, Trustee
4801 Lexington Square
Amarillo, TX 79119-6572
806 374 3765

NOTICE OF TRUSTEE'S SALE

Date: March 12, 2024

DEED OF TRUST:

Date: January 15, 2014

Grantor: Gene Lara and Camey Maldonado

Trustee: PLA Services, Inc.

Trustee's Mailing Address: P.O. Box 9662, Amarillo, Texas 79105-9662

Original Beneficiary: Wren's Angels, LLC

Current Beneficiary: KKMJ, LLC

County Where Property Is Located: Potter County, Texas

Recording Information: Document No. 1250109, in the Official Public Records of Potter County, Texas.

Property Description: South 20 feet of Lot 2, all of Lot 3, and all of Lot 4, save and except therefrom the South 20 feet thereof, Block 5 of Sawvell's Subdivision of Block 240 in the Plemons Addition, an addition to the City of Amarillo, in Potter County, Texas according to the map or plat thereof, recorded in Volume 11, Page 101 of the Deed Records of Potter County, Texas

NOTE:

Date: January 15, 2014

Amount: \$200,420.00

Debtor: Gene Lara and Camey Maldonado

Holder: Wren's Angels, LLC

Date of Sale of Property (first Tuesday of month): Tuesday, April 2, 2024

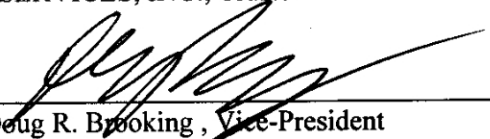
Time of Sale of Property: The sale will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will begin is 10:00 a.m.

Place of Sale of Property: The area designated by the Potter County Commissioners Court as the official location for real property foreclosure sales.

Default has occurred in the payment of the Notes and in performance of the obligations of the Deed of Trust. Because of that default, the owner and Holder of the Notes and Beneficiary under the Deed of Trust has requested Trustee to sell the Property.

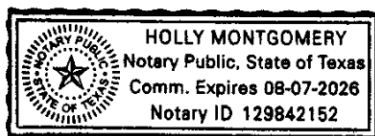
Therefore, notice is given that on and at the Date, Time, and Place of Sale described above, Trustee will sell the Property "AS IS" by public sale to the highest bidder for cash in accordance with the Deed of Trust.

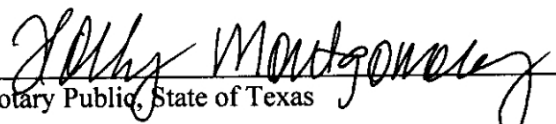
PLA SERVICES, INC., Trustee

By: 
Doug R. Brooking, Vice-President

STATE OF TEXAS §
 §
COUNTY OF POTTER §

This instrument was acknowledged before me on the 12th day of March, 2024 by Doug R. Brooking, Vice-President of PLA SERVICES, INC., a Texas corporation, as Trustee, on behalf of the corporation.




Notary Public, State of Texas

After recording, return to:

Doug R. Brooking
Sprouse Shrader Smith PLLC
P.O. Box 15008
Amarillo, Texas 79105