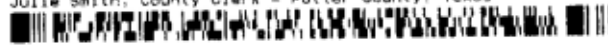


THE FOLLOWING
“NOTICE OF TRUSTEE’S SALE”
WERE SCANNED AND PLACED ON THE WEBSITE BY THE
POTTER COUNTY CLERK ON:
[July 13, 2022](#)
IF A WITHDRAWAL OF THE NOTICE OF TRUSTEE’S SALE HAS BEEN
RECEIVED, THE WITHDRAWL NOTICE
WILL NOT
BE REFLECTED ON THE WEBSITE.

JULIE SMITH, COUNTY CLERK
POTTER COUNTY, TEXAS

Instrument Number	Recording Date	Grantor	Grantee
2022NOTS0071	5/12/2022	BAZALDUA JOSE A TRUSTEE	KOMMAVONGSA MICKEY,KOMMAVONGSA VONG
2022NOTS0082	6/2/2022	BAZALDUA JOSE A TRUSTEE	MELSON DUSTY S
2022NOTS0089	6/14/2022	COLLINS LISA ATTY TRUSTEE	TESTERMAN TRAVIS N
2022NOTS0093	6/16/2022	BAZALDUA JOSE A	CALDER ANISHKA,CALDER LEAFORD
2022NOTS0094	6/16/2022	BAZALDUA JOSE TRUSTEE	RODRIGUEZ KATHY,RODRIQUEZ BENITO SR
2022NOTS0095	6/23/2022	MACKIE L LELLER TRUSTEE	WETWISKA KENNETH
2022NOTS0096	6/23/2022	MACKIE L KELLER TRUSTEE	RODRIGUEZ-GARCIA JAIME,RODRIGUEZ-GARCIA EMILIA
2022NOTS0098	6/30/2022	BAZALDUA JOSE A TRUSTEE	ALANIZ MICHAELA
2022NOTS0099	6/30/2022	MACKIE L KELLER ATTY	RIOS ALBERTA ,RIOS RAMON R
2022NOTS0100	7/1/2022	HANNA RICHARD L TRUSTEE	MITCHELL JIMMY ,MITCHELL DONNA
2022NOTS0101	7/8/2022	SCARBROUGH LAUREN TRUSTEE	BACA JOANGEL
2022NOTS0102	7/8/2022	SCARBROUGH LAUREN TRUSTEE	ALDACO MONNICK
2022NOTS0103	7/8/2022	SCARBROUGH LAUREN TRUSTEE	LUCERO MORAYMAA IRAZEMAA
2022NOTS0104	7/8/2022	SCARBROUGH LAUREN TRUSTEE	PINTO JUAN L RODRIGUEZ,GARCIA ALMA R PEREZ
2022NOTS0105	7/8/2022	SCARBROUGH LAUREN TRUSTEE	ESPINOAZA ULISES E PALACIOS,PALACIOS ULISES E
2022NOTS0106	7/11/2022	AFFLECK SEAN M ATTY	PARTNERS & FRIENDS HOLDING CORP
2022NOTS0107	7/11/2022	HECK SHANNON TRUSTEE	MAREZ BEATRICE G,MAREZ BEATRICE GALLEGOS,MAREZ ADELAIDO

**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 10, 2016	Original Mortgagor/Grantor: MICKEY KOMMAVONGSA AND VONG KOMMAVONGSA
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NATIONS RELIABLE LENDING LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Recorded in: Volume: N/A Page: N/A Instrument No: 1294522	Property County: POTTER
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A/ MR. COOPER	Mortgage Servicer's Address: 8950 Cypress Waters Blvd, Coppell, TX 75019

* 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 \$114,880.00, executed by MICKEY KOMMAVONGSA and VONG KOMMAVONGSA and payable to the order of Lender.

Property Address/Mailing Address: 4242 SW 12TH AVE, AMARILLO, TX 79106

Legal Description of Property to be Sold: THE FOLLOWING DESCRIBED PROPERTY, TOGETHER WITH ALL IMPROVEMENTS THEREON, TO-WIT:

LOT 6, BLOCK 24, OF ROBERTS PLACE, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 51, PAGE 581, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

Date of Sale: August 02, 2022	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, 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 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, *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER*, the owner and holder of the Note, has requested Shannon Heck, Ronnie Heck, Jose A. Bazaldua whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 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 *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER* 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, Shannon Heck, Ronnie Heck, Jose A. Bazaldua whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 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 Shannon Heck, Ronnie Heck, Jose A. Bazaldua whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 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

Shannon Heck, Ronnie Heck, Jose A. Bazaldua or Jose A. Bazaldua or Antonio Bazaldua or Susan Bowers, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112

19-363639

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: March 12, 2013	Original Mortgagor/Grantor: DUSTY S. MELSON
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMARILLO NATIONAL BANK., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK NATIONAL ASSOCIATION
Recorded in: Volume: N/A Page: N/A Instrument No: 1232553	Property County: POTTER
Mortgage Servicer: U.S. Bank National Association	Mortgage Servicer's Address: 4801 Frederica Street Owensboro KY 42301

* 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 \$48,112.00, executed by DUSTY S MELSON and payable to the order of Lender.

Property Address/Mailing Address: 1010 N FAIRFIELD STREET, AMARILLO, TX 79107

Legal Description of Property to be Sold: LOT NO. 7, BLOCK NO. 25, FORREST HILL TERRACE, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 139, PAGE 539 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

TAX ID: 10756.

Date of Sale: August 02, 2022	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: Santa Fe Building, 900 S. Polk Street, Amarillo, TX 79101 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, U.S. BANK NATIONAL ASSOCIATION, the owner and holder of the Note, has requested Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Auction.com, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis whose address is 1 Mauchly Irvine, CA 92618 OR Jose A. Bazaldua or Antonio Bazaldua or Susan Bowers whose address is 14800 Landmark



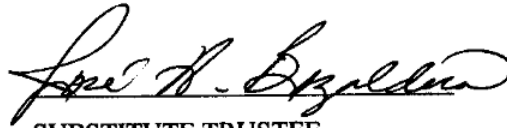
Blvd., Suite 850, Dallas, TX 75254 , to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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 *U.S. BANK NATIONAL ASSOCIATION* 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, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Auction.com, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis whose address is 1 Mauchly Irvine, CA 92618 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, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Auction.com, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis whose address is 1 Mauchly Irvine, CA 92618 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, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Auction.com, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis OR Jose A. Bazaldua or Antonio Bazaldua or Susan Bowers, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112



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., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated August 24, 2015 and recorded under Clerk's File No. 1279537, in the real property records of POTTER County Texas, with Travis N Testerman, single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Happy State Bank, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Travis N Testerman, single man securing payment of the indebtedness in the original principal amount of \$79,325.00 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 Travis N Testerman. PNC Mortgage, National Association 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. PNC Bank, N.A. is acting as the Mortgage Servicer for the Mortgagee. PNC Bank, N.A., is representing the Mortgagee, whose address is: P.O. Box 1820, Dayton, OH 45401-1820.

Legal Description:

LOT 9-C, BLOCK 3, MARY GOULD ACRES UNIT NO. 8, A SUBDIVISION OUT OF THE NORTHWEST PORTION OF TRACT 9, BLOCK 3, MARY GOULD ACRES, AND AN 8,418 SQUARE FOOT TRACT OF LAND OUT OF TRACT 9, BLOCK 3, MARY GOULD ACRES, A SUBDIVISION OF THE EAST PART OF SECTION 26, BLOCK 9, B.S. & F. SURVEY, POTTER COUNTY, TEXAS, ACCORDING TO THE MAPS OR PLATS THEREOF, OF RECORD IN VOLUME 1200, PAGE 660 AND VOLUME 151, PAGE 305, RESPECTIVELY, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN VOLUME 1679, PAGE 104 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 08/02/2022

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, Jonathan Schendel, Jose A. Bazaldua, Susan Bowers, Kristopher Holub, Patrick Zwiers, Shawn Schiller, Charles Green, Joshua Sanders, Angie Uselton, Antonio Bazaldua, Bobby Fletcher, Chelsea Brooks, Clay Golden, Dana Kamin, David Ray, Garrett Sanders, Lisa Bruno, Logan Thomas, Stacy Rapiet, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, 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.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 06/10/2022.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-22-0356

EXHIBIT "A"

Lot 9-C, Block 3, Mary Gould Acres Unit No. 8, a subdivision out of the Northwest portion of Tract 9, Block 3, Mary Gould Acres, and an 8,418 square foot tract of land out of Tract 9, Block 3, Mary Gould Acres, a subdivision of the East part of Section 26, Block 9, B.S. & F. Survey, Potter County, Texas, according to the maps or plats thereof, of record in Volume 1200, Page 660 and Volume 151, Page 305, respectively, of the Deed Records of Potter County, Texas, and being that same tract of land as described in that certain Warranty Deed recorded in Volume 1679, Page 104 of the Deed Records of Potter County, Texas, and said 8,418 square foot tract of land being further described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe, found at the Southwest corner of said Lot 9-C, being a point in the East right-of-way of Stubbs Street as dedicated by Owners Subdivision, an addition to the City of Amarillo, 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, and same being the Northwest corner of this tract of land;

THENCE N. 89°36'00" E., bearing basis per plat, 136.05 feet along the South line of said Lot 9-C to a 1/2 inch iron rod with a cap stamped "Nail & Co.", found at the Northeast corner of this tract of land;

THENCE S. 00°24'26" E., 62.00 feet to an "X" cut in concrete, set at the Southeast corner of this tract of land and the Northeast corner of Lot 9-D, Block 3 of Mary Gould Acres Unit No. 23, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 1781, Page 645 of the Deed Records of Potter County, Texas;

THENCE S. 89°44'43" W., a distance of 136.25 feet to a 1/2 iron rod, found at a point in the East right-of-way line of said Stubbs Street, to the Southwest corner of this tract of land and the Northwest corner of said Lot 9-B;

THENCE N. 00°13'07" W., 61.66 feet along the East right-of-way line of Stubbs Street to the **POINT OF BEGINNING.**

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to area quantity are for informational purposes only.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

POTTER County

Deed of Trust Dated: December 31, 2018

Amount: \$299,000.00

Grantor(s): ANISHKA CALDER and LEAFORD CALDER

Original Mortgagee: RIGHT START MORTGAGE INC, A CALIFORNIA CORPORATION

Current Mortgagee: RIGHT START MORTGAGE INC.

Mortgagee Address: RIGHT START MORTGAGE INC., 1 CORPORATE DRIVE, SUITE 360, LAKE ZURICH, IL 60047

Recording Information: Document No. 2019OPR0000030

Legal Description: LOT ONE (1), BLOCK ELEVEN (11) OF PRAIRIE WEST ESTATES UNIT NO. 10, AN ADDITION IN 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.

Date of Sale: August 2, 2022 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the POTTER County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

JONATHAN SCHENDEL OR ANGIE USELTON, DAVID RAY, SHANNON HECK, RONNIE HECK, ANTONIO BAZALDUA, SUSAN BOWERS, SHAWN SCHILLER, PATRICK ZWIERS, CHARLES GREEN, LISA BRUNO, KRISTOPHER HOLUB, DANA KAMIN, JOSHUA SANDERS, MATTHEW HANSEN, ALEENA LITTON, BOBBY FLETCHER, DAVID RAY, BRUCE MILLER, ISRAEL CURTIS OR JOSE A. BAZALDUA have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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.

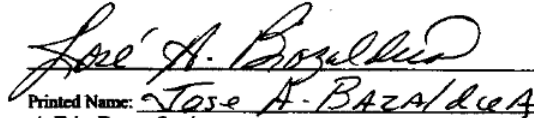
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.



Anthony Alon Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-000629



Printed Name: Jose A. Bazaldua
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

2022NOTS0093 NOTTS
06/16/2022 09:09 AM Total Pages: 1
Julie Smith, County Clerk - Potter County, Texas



4822 SLOPE DRIVE
AMARILLO, TX 79108

00000009395922

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: August 02, 2022

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 15, 2016 and recorded in Document CLERK'S FILE NO. 1304344 real property records of POTTER County, Texas, with KATHY RODRIGUEZ BENITO RODRIQUEZ SR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, mortgagee.

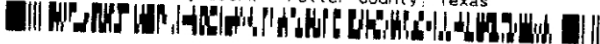
4. Obligations Secured. Deed of Trust or Contract Lien executed by KATHY RODRIGUEZ BENITO RODRIQUEZ SR, securing the payment of the indebtednesses in the original principal amount of \$67,750.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION 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. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION
4801 FREDERICA ST
OWENSBORO, KY 42301

2022NOTS0094 NOTTS
05/16/2022 09:09 AM Total Pages: 3
Julie Smith, County Clerk - Potter County, Texas



4822 SLOPE DRIVE
AMARILLO, TX 79108

0000009395922

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, SHAWN SCHILLER, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, JOSHUA SANDERS, MATTHEW HANSEN, ALEENA LITTON, AUCTION.COM, BOBBY FLETCHER, DAVID RAY, BRUCE MILLER, ISRAEL CURTIS, JOSE BAZALDUA, ANTONIO BAZALDUA, CHELSEA BROOKS, 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.

Is Sa

Israel Saucedo

Certificate of Posting

My name is Jose 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 06-16-2022 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 Bazaldua
Declarants Name: Jose Bazaldua

Date: 06-16-2022

4822 SLOPE DRIVE
AMARILLO, TX 79108

0000009395922

0000009395922

POTTER

EXHIBIT "A"

LOT 20, BLOCK 2, OF PLEASANT VALLEY UNIT NO 5, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 151, PAGE 575, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

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 NO. 3, BLOCK NO. 1, PRAIRIE WEST ESTATES UNIT NO. 1, A SUBDIVISION OUT OF SECTION 180, BLOCK 9, B.S. & F. SURVEY POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2417, PAGE 151 OF THE OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 08/30/2016 and recorded in Document 1298844 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: 08/02/2022
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 KENNETH WETWISKA, provides that it secures the payment of the indebtedness in the original principal amount of \$345,985.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Right Start Mortgage Inc. is the current mortgagee of the note and deed of trust and RIGHT START MORTGAGE, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Right Start Mortgage Inc. c/o RIGHT START MORTGAGE, INC., 1 Corporate Dr., Ste. 360, Lake Zurich, IL 60047 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





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 10, BLOCK 9, MARTIN ADDITION UNIT NO. 9, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 500, PAGE 477 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 09/28/2017 and recorded in Document 2017OPR0014805 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: 08/02/2022

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 JAIME RODRIGUEZ-GARCIA AND EMILIA RODRIGUEZ-GARCIA, provides that it secures the payment of the indebtedness in the original principal amount of \$64,394.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Right Start Mortgage, Inc. is the current mortgagee of the note and deed of trust and RIGHT START MORTGAGE, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Right Start Mortgage, Inc. c/o RIGHT START MORTGAGE, INC., 1 Corporate Dr., Ste. 360, Lake Zurich, IL 60047 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



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: 04/04/2016
Grantor(s): MICHAELA ALANIZ, A SINGLE WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NATIONS RELIABLE LENDING, LLC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$94,261.00
Recording Information: Instrument 1290602
Property County: Potter
Property: (See Attached Exhibit "A")
Reported Address: 2508 S CLEVELAND ST, AMARILLO, TX 79103

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank National Association
Mortgage Servicer: U.S. Bank National Association
Current Beneficiary: U.S. Bank National Association
Mortgage Servicer Address: 4801 Frederica Street, Owensboro, KY 42301

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of August, 2022
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 Uselton, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, 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 Uselton, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, 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.

2022NOTS0098 NOTTS
08/30/2022 01:05 PM Total Pages: 2
Julie Smith, County Clerk - Potter County, Texas



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 Uselton, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, 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 425, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Jose A. Bazaldua whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 06-30-2022 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: Jose A. Bazaldua

Exhibit "A"

LOT 5, BLOCK 53, GLENWOOD ADDITION, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 29, PAGE 109 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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: LOTS 47 AND 48, BLOCK 74 OF UNIVERSITY HEIGHTS ADDITION, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 29, PAGE 211 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/20/2006 and recorded in Book 3756 Page 114 Document 01080091 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: 08/02/2022

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 ALBERTA RIOS AND RAMON R. RIOS, provides that it secures the payment of the indebtedness in the original principal amount of \$36,900.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MGC Mortgage, Inc. is the current mortgagee of the note and deed of trust and MGC MORTGAGE, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is MGC Mortgage, Inc. c/o MGC MORTGAGE, INC., 1 Corporate Dr., Ste. 360, Lake Zurich, IL 60047 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.

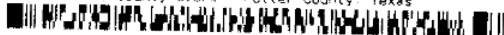
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



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

2022NOTS0099 NOTTS
08/30/2022 01:54 PM Total Pages: 1
Julie Smith, County Clerk - Potter County, Texas



Notice of Trustee's Sale

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 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: July 1, 2022

Deed of Trust

Date: December 1, 2003

Grantor: Jimmy Mitchell and Donna Mitchell

Beneficiary: Courtney Bell and wife, Carol Bell

Trustee: Richard L. Hanna

Property: Lots 9 and 10, Block No. 393, Mirror Addition, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, of record in office of the County Clerk, Potter County, Texas, reference to which is here made for all purposes (the address of the Property being 801-803 S. Cleveland Street., Amarillo, Texas 79102).

Recording information: Volume 3426, Page 430 of the Official Public Records of Potter County, Texas

Note

Date: December 1, 2003

Amount: \$110,000.00

Borrower: Jimmy Mitchell and wife, Donna Mitchell

Lender: Courtney Bell and wife, Carol Bell

Date of Sale of Property (first Tuesday of the month): August 2, 2022

Earliest Time of Sale of Property:
(between 10:00 a.m. and 4:00 p.m.): 10:00 a.m.

2022NOTS0100 NOTTS
07/01/2022 09:10 AM Total Pages: 3
Julie Smith, County Clerk - Potter County, Texas


Place of Sale of Property: 11th Floor Auditorium, Santa Fe Building, located at 9th & Polk, in the City of Amarillo, Texas, the county seat of the county of Potter in the state of Texas (or such other location as may be designated by the Commissioners after the sending of this notice and before the time of sale).

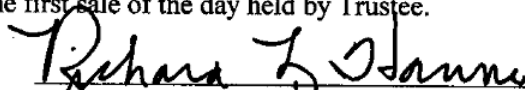
If Beneficiary passes the Trustee's Sale, notice of the date of any rescheduled trustee's sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property by public auction to the highest bidder for cash (except that the holder of the Indebtedness secured by the deed of trust may bid credit against the Indebtedness due and owing) at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time. This sale will be conducted subject to the right of rescission contained in Section 51.016 of the Texas Property Code.

THE SALE OF THE SUBJECT PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY, OR OTHERWISE, AND WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE BENEFICIARY NOR THE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATIONS, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE SUBJECT PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

THE SALE WILL ALSO BE MADE EXPRESSLY SUBJECT TO ANY TITLE MATTERS SET FORTH IN THE DEED OF TRUST, BUT PROSPECTIVE PURCHASERS 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.

Pursuant to Section 51.0075(a) of the Texas Property Code, 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 Trustee.



RICHARD L. HANNA, Trustee

White Hanna & Boyd, PLLC

600 S. Taylor, Suite 1810

Amarillo, TX 79101

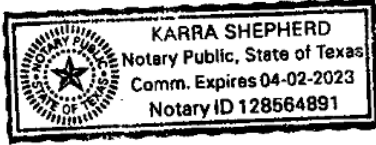
Phone: (806) 374-8749

Fax: (806) 379-8504

Email: rhanna@whb-law.com

STATE OF TEXAS
COUNTY OF POTTER

This instrument was acknowledged before me on the 1 day of July, 2022, by RICHARD
L. HANNA.



Karra Shepherd
Notary Public, State of Texas

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: July 8, 2022

DEED OF TRUST: Date: July 23, 2020
Grantor: Joangel Baca
Beneficiary: E-BAC Investments, LLC
Trustee: Lauren Scarbrough
Recorded Under: Clerk's instrument # 2020OPR0008972, of the Official Public Records of Potter County, Texas

PROPERTY: **Lot 5, Block 100, Glenwood Unit No. 1, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof; of the Deed Records of Potter County, Texas.**

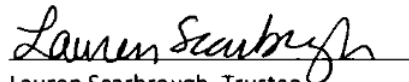
SUBJECT TO all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and all valid reservations of oil, gas and other mineral interests, if any.

DATE AND TIME OF SALE: Between the hours of 10:00 AM and 1:00 PM on August 2, 2022.

PLACE OF SALE: The sale will take place at the Courthouse door of Potter County, Texas, with said sale being conducted in the 11th floor auditorium, Santa Fe Building, located at 9th & 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, Trustee
411 S. Fillmore
Amarillo TX 79101

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: July 8, 2022

DEED OF TRUST: Date: June 16, 2020
Grantor: Monnick Aldaco
Beneficiary: E-BAC Investments, LLC
Trustee: Lauren Scarbrough
Recorded Under: Clerk's Instrument No. 2020OPR0007670, of the Official Public Records of Potter County, Texas

PROPERTY: **Lot 8, Block 6, of Mesa Verde Unit No. 1, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof; recorded in Volume 695, Page 203, 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.

DATE AND TIME OF SALE: Between the hours of 10:00 AM and 1:00 PM on August 2, 2022.

PLACE OF SALE: The sale will take place at the Courthouse door of Potter County, Texas, with said sale being conducted in the 11th floor auditorium, Santa Fe Building, located at 9th & 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, Trustee
411 S. Fillmore
Amarillo TX 79101

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: July 8, 2022

DEED OF TRUST: Date: April 1, 2020
Grantor: Moraymaa Irazemaa Lucero
Beneficiary: E-BAC Investments, LLC
Trustee: Lauren Scarbrough
Recorded Under: Clerk's Instrument No. 2020OPR0005449, of the Official Public Records of Potter County, Texas

PROPERTY: **Lot 1, Block 13, of Ridgemere, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof; recorded in Volume 139, Page 446, of the Deed Records of Potter County, Texas.**

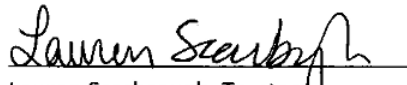
SUBJECT TO all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and all valid reservations of oil, gas and other mineral interests, if any.

DATE AND TIME OF SALE: Between the hours of 10:00 AM and 1:00 PM on August 2, 2022.

PLACE OF SALE: The sale will take place at the Courthouse door of Potter County, Texas, with said sale being conducted in the 11th floor auditorium, Santa Fe Building, located at 9th & 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, Trustee
411 S. Fillmore
Amarillo TX 79101

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: July 8, 2022

DEED OF TRUST: Date: August 29, 2018
Grantor: Juan L. Rodríguez Pinto and Alma R. Pérez García
Beneficiary: M-901 Investments, LLC
Trustee: Lauren Scarbrough
Recorded Under: Clerk's instrument #2018OPR0012188, of the Official Public Records of Potter County, Texas

PROPERTY: **Lot 28, Block 16, Mesa Verde Addition Unit No. 3, An Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Vol. 695, Page 327, of the Deed Records of Potter County, Texas.**

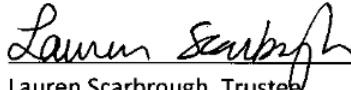
SUBJECT TO all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and all valid reservations of oil, gas and other mineral interests, if any.

DATE AND TIME OF SALE: Between the hours of 10:00 AM and 1:00 PM on August 2, 2022.

PLACE OF SALE: The sale will take place at the Courthouse door of Potter County, Texas, with said sale being conducted in the 11th floor auditorium, Santa Fe Building, located at 9th & 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, Trustee

411 S Fillmore
Amarillo TX 79101

2022NOTS0104 NOTTS
07/08/2022 12:53 PM Total Pages: 1
Julie Smith, County Clerk - Potter County, Texas



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.

DATE: July 8, 2022

DEED OF TRUST: Date: September 23, 2015
Grantor: Ulises E. Palacios Espinoza dba Ulises E. Palacios
Beneficiary: M-901 Investments, LLC
Trustee: Susan Maese
Recorded Under: Clerk's Instrument No. 1281162 of the Official Public Records of Potter County, Texas

PROPERTY: **Lot 13, Block 34, of the Corrected Plat of Hamlet Unit No. 4, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Vol. 695, Page 13, of the Deed Records of Potter County, Texas.**

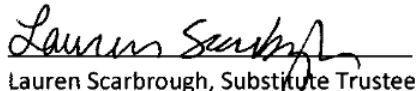
SUBJECT TO all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and all valid reservations of oil, gas and other mineral interests, if any, and all prior matters of record affecting the property, if any, to the extent that they remain in 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 August 2, 2022.

PLACE OF SALE: The sale will take place at the Courthouse door of Potter County, Texas, with said sale being conducted in the 11th floor auditorium, Santa Fe Building, located at 9th & 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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Deed of Trust:

Date: February 23, 2021
Grantor: Partners & Friends Holding Corp., a Wyoming corporation
Grantor County: Potter, Moore, Hutchinson, and Carson Counties
Beneficiary: Cottonwood Minerals, LLC, a Texas limited liability company
Trustee: Kenneth C. Johnston, as Original Trustee, or his successors or substitutes

Recording Information:

The Deed of Trust executed on February 23, 2021, and filed of record on March 3, 2021, as Instrument No. 2021OPR0003190 in the Official Public Records of Potter County, Texas, executed by Partners & Friends Holding Corp., for the benefit of Cottonwood Minerals, LLC, a Texas limited liability company.

Promissory Note:

Date: October 30, 2020
Amount: \$216,883.37
Grantor: Partners & Friends Holding Corp.
Secured Party: Cottonwood Minerals, LLC

The Deed of Trust executed by Grantor provides that it secures the payment of the indebtedness in the original principal amount of \$216,883.37, and obligations therein described including, but not limited to, (a) the Promissory Note (the "Note"); and (b) all renewals, modifications, and extensions of the Note. Because of default in the performance of the obligations of the Deed of Trust, Cottonwood Minerals, LLC, the current owner and holder of the Note and Deed of Trust, has authorized the Substitute Trustee(s) to sell the Property to collect the debt.

Property to be Sold:

The property to be sold is secured by the Deed of Trust that creates liens on, among other things, that certain real property situated in Potter, Moore, Hutchinson and Carson Counties, Texas, as more particularly described on **Exhibit A** attached hereto (the "Property"). To the extent that any of the Property has been released from the lien of the Deed of Trust, this notice is not intended to cover such Property, and such Property will not be part of the Property conveyed to the purchaser hereunder.

Date of Sale: Tuesday, August 2, 2022
Time of Sale: 1:00 p.m., or no later than three hours after that time
Place of Sale: Potter County Courthouse, in Amarillo, Texas at the area designated by the County Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, if no such place is designated the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted

2022NOTS0106 NOTTS
07/11/2022 10:51 AM Total Pages: 8
Julie Smith, County Clerk - Potter County, Texas



Terms of Sale:

The sale will be conducted as a public auction to the highest bidder for cash, except that Cottonwood Minerals LLC's bid may be by credit against 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 full 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 encouraged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, Cottonwood Minerals, LLC 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" 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 no representation is made concerning the quality of title to be acquired. The Property will be purchased subject to any and all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Property or title thereto which are equal or prior to the liens and security interests created by the Deed of Trust.

Substitute Trustees Appointed to Conduct Sale:

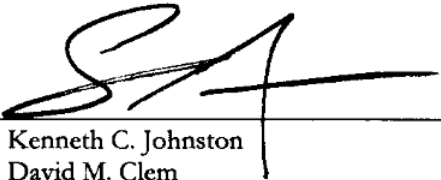
In accordance with Section 51.00176 of the Texas Property Code, Cottonwood Minerals, LLC hereby removes the Original Trustee and appoints Kenneth C. Johnston, David M. Clem, Robert W. Gifford, Jim B. Bullock, Catherine E. (Kate) Gaither, Sean M. Affleck, Gordon W. Green, Nathan McDonald, Kenna S. Lemon, Nastacia Thompson, or Mary T. Mendoza-Haensel as Substitute Trustee to succeed to all of the rights, powers, duties and estates granted and delegated in the Deed of Trust to the Original Trustee. The Substitute Trustee's address is JOHNSTON CLEM GIFFORD PLLC, 1717 Main Street, Suite 3000, Dallas, Texas 75201.

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.

EXECUTED: July 8, 2022

Notice Pursuant to Tex. Prop. Code § 51.002(i):

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.



- Kenneth C. Johnston
 - David M. Clem
 - Robert W. Gifford
 - Jim B. Bullock
 - Catherine E. (Kate) Gaither
 - Sean M. Affleck
 - Nathan McDonald
 - Gordon W. Green
 - Kenna S. Lemon
 - Mary T. Mendoza
 - Nastacia Thompson
- JOHNSTON CLEM GIFFORD PLLC
1717 Main Street, Suite 3000
Dallas, Texas 75201
(214) 974-8000

LEGAL DESCRIPTION
Exhibit "A"

Lease #	Lease Name	Original Lessee	Date	Recording BK/PG/CO
4	J.T. Sneed, Jr., ET UX	Producers & Refiners Corp.	6/26/23	25/23/M
5	Terry Thompson, ET UX	Producers & Refiners Corp.	7/30/23	25/100/M
7	Mrs. J.C. Warrick	Amarillo Oil Co.	2/27/20	23/633/M 64/493/P 23/123/C 19/91/H
8	G.E. Thompson, ET VIR	T.E. Durham	5/31/20	22/587/M
9	Lee Bivins, ET UX	The Prairie Oil and Gas Co.	5/17/25	121/513/P 27/462/C
10	August Blissenbach, ET UX	Amarillo Oil Co.	8/27/32	231/197/P
11	T.M. Coughlan, ET AL	Amarillo Oil Co.	9/26/32	231/400/P
12	Vernard S. Gary, ET AL	Amarillo Oil Co.	10/01/26	133/29/P
13	E. Crawford, ET AL	Producers & Refiners Corp.	7/30/23	105/506/P 25/105/M
15	Dave N. McBride	Amarillo Oil Co.	2/10/26	130/335/P
16	J.M. Crawford, ET UX	Amarillo Oil Co.	5/05/43	79/410/M 325/82/P
17	M.H. Crawford, ET AL	Amarillo Oil Co.	6/01/43	325/281/P 80/72/M
20	J.T. Sneed, Jr., ET UX	Amarillo Oil Co.	6/15/32	49/147/M
22	R.B. Masterson, ET AL	Master Oil & Gas. Co.	6/01/26	32/401/M
25	O.E. Gober	C.M. Humphrys	1/09/26	27/566/M
30	Milt Hays	Shell Oil Company, Inc.	4/01/42	77/17/M
55	C.L. Kilgore, ET UX	The Prairie Oil & Gas. Co.	7/6/27	38/395/M
56	N.H. Read	Amarillo Oil Co.	3/06/29	37/171/M
57	E.E. White	N.H. Read	6/19/24	27/43/M
58	A.W. Kay	N.H. Read	6/19/24	27/45/M
59	C.B. Dodge	N.H. Read	6/19/24	27/41/M
60	F. Scruggs, Jr.	N.H. Read	6/19/24	27/39/M
61	S.D. McElroy	N.H. Read	6/19/24	27/37/M
62	Boston & SW Oil & Gas Co.	N.H. Read	6/19/24	27/35/M
67	Myra Bradley, ET VIR	Amarillo Oil Co.	8/23/37	275/485/P

BK = Book County Codes: Carson - C
 PG = Page Potter - P
 CO = County Moore - M
 Hutchison - H

Exhibit A
to Deed of Trust
(continued)

LESSOR	LESSEE	DATE	RECORDING
Lillian Blanche Brent, et al	Richmond Petroleum, Inc.	5/17/90	Vol. 398, Page 434 Moore County, TX
Albert William Zimmer, et al	Richmond Petroleum, Inc.	5/06/91	Vol. 410, Page 626 Moore County, TX
G. L. Troutman, et ux	C.H. Clark	1/22/26	Vol. 27, Page 521 Moore County, TX
J. T. Sneed, Jr.	The Prairie Oil & Gas Co.	7/15/24	Vol. 25, Page 577 Moore County, TX
J. T. Sneed, Jr., et ux	Amarillo Oil Co.	12/05/29	Vol. 42, Page 488 Moore County, TX
J. T. Sneed, Jr., et ux	Producers & Refiners Corp.	6/26/23	Vol. 25, Page 23 Moore County, TX
Terry Thompson, et ux	Producers & Refiners Corp.	7/30/23	Vol. 25, Page 100 Moore County, TX
W. E. Cooper, et al	Amarillo Oil Co.	4/30/28	Vol. 37, Page 224 Moore County, TX
Mrs. J. C. Warrick	Amarillo Oil Co.	2/27/20	Vol. 23, Page 633, Moore County, TX Vol. 64, Page 493 Potter County, TX
G. B. Thompson, et vir	T. E. Durham	5/31/20	Vol. 23, Page 123 Carson County, TX Vol. 19, Page 91 Hutchison Co., TX
Lee Bivins, et ux	The Prairie Oil & Gas Co.	6/17/25	Vol. 22, Page 587 Moore County, TX Vol. 121, Page 513 Potter County, TX
August Bliassenbach, et ux	Amarillo Oil Co.	6/27/32	Vol. 27, Page 462 Carson County, TX Vol. 231, Page 197 Potter County, TX
T. M. Coughlan, et al	Amarillo Oil Co.	9/26/32	Vol. 231, Page 400 Potter County, TX
Vernard S. Gary, et al	Amarillo Oil Co.	10/01/26	Vol. 133, Page 29 Potter County, TX
E. Crawford, et al	Producers & Refiners Corp.	7/30/23	Vol. 105, Page 508 Potter County, TX Vol. 25, Page 105 Moore County, TX
R. O. Allison, et ux	Amarillo Oil Co.	2/06/25	Vol. 118, Page 379 Potter County, TX
Dave N. McBride	Amarillo Oil Co.	2/10/26	Vol. 130, Page 335 Potter County, TX

Exhibit A
to Deed of Trust
(continued)

LESSOR	LESSEE	DATE	RECORDING
J. M. Crawford, et ux	Amarillo Oil Co.	5/05/43	Vol. 79, Page 410 Moore County, TX Vol. 325, Page 82 Potter County, TX
M. H. Crawford, et al	Amarillo Oil Co.	6/01/43	Vol. 325, Page 281 Potter County, TX Vol. 80, Page 72 Moore County, TX
J. T. Sneed, Jr.	Fred S. Cook	3/18/26	Vol. 30, Page 446 Moore County, TX
E. Crawford, et al	Amarillo Oil Co.	4/21/26	Vol. 136, Page 177 Potter County, TX
J. T. Sneed, Jr., et ux	Amarillo Oil Co.	6/15/32	Vol. 49, Page 147 Moore County, TX
R. B. Masterson, et al	Master Oil & Gas Co.	6/01/26	Vol. 32, Page 401 Moore County, TX
Ray See	Sinclair Prairie Oil Co.	10/09/35	Vol. 55, Page 52 Moore County, TX
M. Q. Beauchamp, et al	Phillips Petroleum Company	2/19/43	Vol. 81, Page 48 Moore County, TX
O. E. Gober	C. M. Humphrys	1/09/26	Vol. 27, Page 566 Moore County, TX
Fred Butler, et ux	Sinclair Prairie Oil Co.	8/14/35	Vol. 54, Page 270 Moore County, TX
R. O. C. Brumley, et ux	A. D. Morton	3/09/26	Vol. 30, Page 607 Moore County, TX
Mildred Bridges	Carter Development Co., Inc.	3/25/26	Vol. 28, Page 443 Moore County, TX
L. T. Davis, et ux	Phillips Petroleum Co.	6/22/51	Vol. 115, Page 213 Moore County, TX
Milt Hays	Shell Oil Company, Inc.	4/01/42	Vol. 77, Page 17 Moore County, TX
G. W. Miller, et ux	Sinclair Prairie Oil Co.	8/24/35	Vol. 54, Page 333 Moore County, TX
Elizabeth Nelson	Sinclair Prairie Oil Co.	10/09/35	Vol. 55, Page 50 Moore County, TX
Evelyn N. Holmes, et vir	Sinclair Prairie Oil Co.	10/09/35	Vol. 55, Page 37 Moore County, TX
William F. Becker, et ux	The Shamrock Oil & Gas Corp.	10/28/36	Vol. 61, Page 30 Moore County, TX
W. Taylor	J. K. Adair, et al	3/26/26	Vol. 32, Page 132 Moore County, TX
Otis L. Williams, et ux	Phillips Petroleum Co.	1/17/41	Vol. 74, Page 473 Moore County, TX
V. T. Stowers, et ux	Sinclair Prairie Oil Co.	10/02/35	Vol. 55, Page 301 Moore County, TX

Exhibit A
to Deed of Trust
(continued)

LESSOR	LESSEE	DATE	RECORDING
C. A. Herndon, et ux	Sinclair Prairie Oil Co.	9/21/35	Vol. 56, Page 213 Moore County, TX
Petro Royalty Corp.	Sinclair Prairie Oil Co.	4/03/36	Vol. 57, Page 258 Moore County, TX
The Ohio Fuel Supply Co.	Sinclair Prairie Oil Co.	3/24/36	Vol. 55, Page 568 Moore County, TX
The Ralvern Corp., et al	Sinclair Prairie Oil Co.	3/23/36	Vol. 57, Page 508 Moore County, TX
Loula B. Powell, et al	Sinclair Prairie Oil Co.	10/19/36	Vol. 61, Page 298 Moore County, TX
James H. Coker, et ux	Sinclair Prairie Oil Co.	11/08/35	Vol. 61, Page 385 Moore County, TX
Hulbert S. Clarke	Sinclair Prairie Oil Co.	11/25/36	Vol. 60, Page 275 Moore County, TX
Florence C. Grier, et al	Sinclair Prairie Oil Co.	1/15/37	Vol. 60, Page 326 Vol. 66, Page 142 Moore County, TX
W. L. Day, et ux	Phillips Petroleum Co.	1/09/41	Vol. 74, Page 480 Moore County, TX
J. V. Mills, et al	Sinclair Prairie Oil Co.	10/30/35	Vol. 55, Page 43 Moore County, TX
The Ralvern Corp., et al	Sinclair Prairie Oil Co.	3/18/36	Vol. 57, Page 541 Moore County, TX
Harriet D. Witherbee, et al	Phillips Petroleum Co.	9/07/39	Vol. 72, Page 131 Moore County, TX
Arthur Nield, et ux	Wm. Kane	10/02/36	Vol. 59, Page 441 Moore County, TX
W. J. Stubblefield, et al	Phillips Petroleum Co.	7/07/41	Vol. 75, Page 402 Moore County, TX
Petro Royalty Corp.	Phillips Petroleum Co.	1/30/37	Vol. 60, Page 607 Moore County, TX
Florence C. Grier, et al	Phillips Petroleum Co.	3/26/37	Vol. 60, Page 503 Moore County, TX
Rhetta W. Miller, et vir	Amarillo Oil Co.	8/19/38	Vol. 49, Page 458 Moore County, TX
Mrs. Mary S. Cooper, Ind. and as Independent Executrix U/W of J. W. Cooper, Deceased	Amarillo Oil Co.	8/19/38	Vol. 68, Page 489 Moore County, TX
C. L. Killgore, et ux	The Prairie Oil & Gas Co.	7/06/27	Vol. 36, Page 395 Moore County, TX
N.H. Read	Amarillo Oil Co.	3/06/28	Vol. 37, Page 171 Moore County, TX
E. E. White	N.H. Read	6/19/24	Vol. 27, Page 43 Moore County, TX



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 NINE (9), IN BLOCK ONE (1) OF SUNRISE ADDITION, UNIT 3, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED PLAT THEREOF.

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

Date: August 2, 2022

Time: The sale shall begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: POTTER County, at the steps on the west side of the Potter County Courthouse located at 500 S. Fillmore, Amarillo, Texas, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

3. 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. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee. If the Foreclosure Sale is passed, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both 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.

5. 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 property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further

xxx542 Marez

NO. 110906-E-CV

IN RE: ORDER FOR FORECLOSURE § IN THE DISTRICT COURT
CONCERNING BEATRICE G. MAREZ §
AKA BEATRICE GALLEGOS MAREZ, §
DECEASED AND ADELAIDO MAREZ, §
DECEASED AND ALL OCCUPANTS OF §
THE PROPERTY, RESPONDENTS, §
§
AND §
§
1416 S. HODGES, AMARILLO, TEXAS § OF POTTER COUNTY, TEXAS
79104, UNDER TEX.R.CIV.P. 736 §
§
AND §
§
U.S. BANK TRUST NATIONAL §
ASSOCIATION, AS TRUSTEE OF §
DWELLING SERIES IV TRUST, §
PETITIONER. § 108th JUDICIAL DISTRICT

ORDER GRANTING APPLICATION UNDER RULE 736 ALLOWING THE FORECLOSURE OF A LIEN UNDER TEX. CONST. art. XVI SECTION 50(a)(6)

This matter having come before the Court and the Court having reviewed the pleadings and being otherwise fully advised in the premises, FINDS:

1. The Court has jurisdiction over the subject matter and the parties.
2. The Application filed in this cause by SN Servicing Corporation, the Mortgage Servicer for U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust, its successors or assigns.
3. The name and last known address of each Respondent subject to this order is All occupants of the property and Beatrice G. Marez AKA Beatrice Gallegos Marez, Deceased and Adelaido Marez, Deceased at 1416 S. Hodges, Amarillo, Texas 79104. Each Respondent was

properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

4. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.

5. The property that is the subject of this foreclosure proceeding is commonly known as 1416 S. Hodges, Amarillo, Texas 79104 with the following legal description:

LOT NINE (9), IN BLOCK ONE (1) OF SUNRISE ADDITION, UNIT 3, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED PLAT THEREOF.

6. The lien to be foreclosed is indexed or recorded at Instrument 01122674 as affected by Modification Inst. #2021OPR0008259 and recorded in the real property records of Potter County, Texas.

7. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavits and declarations. Those facts are adopted by the court and incorporated by reference in this order.

8. Based on the verification of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.

9. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the Security Agreement sought to be foreclosed.

It is, therefore, **ORDERED**, pursuant to TEX. CONST. art. XVI, Section 50(a)(6)(D), that } SN Servicing Corporation, the Mortgage Servicer for U.S. Bank Trust National Association, as

Trustee of Dwelling Series IV Trust , its successors, assigns or agents, shall sell the following real property which is the subject matter of this cause, commonly known as 1416 S. Hodges, Amarillo, Texas 79104, which is more particularly described as follows:

Property: LOT NINE (9), IN BLOCK ONE (1) OF SUNRISE ADDITION, UNIT 3, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED PLAT THEREOF.

Such sale shall be conducted pursuant to the terms of the Texas Home Equity Security Instrument and TEX. PROP. CODE Section 51.002.

It is further **ORDERED** that a copy of this Order shall be sent to Respondents with the notice of sale and that Applicant may communicate with the Respondents and all third parties reasonably necessary to conduct the foreclosure sale and, if Respondents are represented by counsel, a notice of the foreclosure sale shall also be mailed to counsel by certified mail.

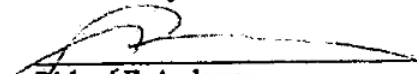
This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceedings filed in accordance with Texas Rule of Civil Procedure 736.11.

Signed this ____ day of _____, 2022.



JUDGE PRESIDING

Submitted By:


Richard E. Anderson
State Bar No. 01209010
Anderson Vela, L.L.P.
4920 Westport Drive
The Colony, Texas 75056
(214) 276-1545 Telephone
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Email: Randerson@AndersonVela.com
ATTORNEY FOR APPLICANT/PETITIONER

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.

6. 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 sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Beatrice G. Marez AKA Beatrice Gallegos Marez and Adelaido Marez ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated February 22, 2008 and executed by Debtor in the Original Principal Amount of \$48,372.85. The current beneficiary of the Deed of Trust is U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust, 323 Fifth Street, Eureka, CA 95501. The Deed of Trust is dated February 22, 2008, designating John S. Rice as the Original Trustee and is recorded in the office of the County Clerk of POTTER County, Texas, under Volume 3972, Page 128, Instrument No. 01122674 as affected by Modification Inst. #2021OPR0008259, Of the Real Property Records of POTTER County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 Fifth Street, Eureka, CA 95501.

7. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. 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 7-11-22

Shannon Heck
Shannon Heck, Ronnie Heck,
Richard E. Anderson, Ray Vela or Cesar DeLaGarza

4920 Westport Drive
The Colony, Texas 75056
214.276.1545 - telephone
214.276.1546 - facsimile
Substitute Trustees

xxx542 Marez