

THE FOLLOWING  
**"NOTICE OF TRUSTEE'S SALE"**  
WERE SCANNED AND PLACED ON THE WEBSITE BY THE  
POTTER COUNTY CLERK ON:  
[July 17th, 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
2024NOTS0095	5/9/2024 10:24	BAZALDUA JOSE A TRUSTEE	POLING VANESSA ,POLING NEAL
2024NOTS0103	5/14/2024 10:35	DE CUBAS & LEWIS PC,COMPARY NICKI ATTY	MARTINEZ DANIELA EUNICE,MARTINEZ RAMIRO REFUGIO JR IV
2024NOTS0106	5/23/2024 10:17	HECK SHANNON TRUSTEE	ANDERSON KEVEN D,REED CRISPINA
2024NOTS0109	6/6/2024 16:04	SAUCEDO ISRAEL TRUSTEE	BACA JOSHUA,BACA CRISTINA
2024NOTS0110	6/6/2024 16:04	GARCIA ANTHONY ADAM ATTY,BAZALDUA JOSE A TRUSTEE	LOONEY ATISHA
2024NOTS0121	6/11/2024 10:20	HECK SHANNON TRUSTEE	LUCKEY MICHAEL
2024NOTS0123	6/13/2024 10:37	FRAZIER THUY ATTY ,BAZALDUA JOSE TRUSTEE	ASHLEY DANQUAL
2024NOTS0124	6/13/2024 10:37	BAZALDUA JOSE A TRUSTEE	CASAS NESTOR ,DURAN JENNY
2024NOTS0126	6/20/2024 11:18	MORPHIS WILL ATTY,HECK SHANNON TRUSTEE	HEMPHILL JOSHUA,HEMPHILL LEISHA
2024NOTS0127	6/20/2024 11:19	BALLI KARLA ATTY	ROMERO GEORGE
2024NOTS0131	7/2/2024 13:44	MOSER DAN TRUSTEE	ESPINO FRANCISCO
2024NOTS0132	7/2/2024 13:44	MOSER DAN TRUSTEE	BUEZO ADRIAN ORLANDO PADILLA,PEREA ARACELI RIVERA
2024NOTS0133	7/2/2024 13:44	MOSER DAN TRUSTEE	SANCHEZ CESAR,LUEVANO KARLA
2024NOTS0134	7/2/2024 13:44	MOSER DAN TRUSTEE	PENALOZA RAMON,FONSECA LILIANA
2024NOTS0135	7/2/2024 13:44	MOSER DAN TRUSTEE	JAVALERA EVELYN
2024NOTS0140	7/11/2024 10:32	FRAZIER THUY ATTY,BAZALDUA JOSE A TRUSTEE	GOODGION JASON,GOODGION MARIEL
2024NOTS0141	7/12/2024 13:49	SCARBROUGH LAUREN TRUSTEE	ZAMARIPPA JORGE LEYVA,YAHAIRA NANCY,GRANADOS JUAREZ
2024NOTS0142	7/12/2024 13:49	SCARBROUGH LAUREN TRUSTEE	GALINDO FAUSTINA HORTENCIA
2024NOTS0143	7/12/2024 13:49	SCARBROUGH LAUREN TRUSTEE	ESPINOZA ULISES E PALACIOS,PALACIOS ULISES E
2024NOTS0144	7/12/2024 13:55	SCARBROUGH LAUREN TRUSTEE	ESPARZA JUAN JOSE
2024NOTS0145	7/12/2024 13:55	SCARBROUGH LAUREN TRUSTEE	GARCIA ROYSER ISMAEL LUJAN
2024NOTS0147	7/15/2024 14:56	SELL GARLAND D TRUSTEE	DUKE LETICIA,DUKE HANK LANDON
2024NOTS0148	7/15/2024 14:56	MCLAIN KERRY TRUSTEE,MC LAIN KERRY TRUSTEE	SHUGARS ROBERT ALAN,SHUGARS ROSA I
2024NOTS0151	7/16/2024 16:11	KNIGHT C JARED ATTY	GUTIERREZ RICARDO G ,GUTIERREZ RICARDO G
2024NOTS0152	7/16/2024 16:14	KNIGHT C JARED ATTY	GUTIERREZ RICARDO G



**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 9/30/2015	<b>Grantor(s)/Mortgagor(s):</b> VANESSA POLING AND HUSBAND, NEAL POLING, ON THE DEED OF TRUST ONLY, WITH HIM JOINING HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT TO OTHERWISE BE LIABLE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMARILLO NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> U.S. BANK NATIONAL ASSOCIATION
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 1281655	<b>Property County:</b> POTTER
<b>Mortgage Servicer:</b> U.S. Bank National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 2800 Tamarack Road, Owensboro, KY 42301
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 10:00 AM
<b>Place of Sale of Property:</b> 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. 5, IN BLOCK NO. 3 OF APPALOOSA HILLS UNIT NO. 1, A SUBDIVISION OF A PORTION OF SECTION 195, BLOCK 2, AB&M SURVEY, POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, OF RECORD IN VOLUME 1275, PAGE 26 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(D): 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: 5/8/2024

*Myra Homayoun*

Myra Homayoun, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for U.S. Bank National Association

Dated: 05-09-2024


*Jose A. Bazaldua*

Printed Name:

*Jose A. Bazaldua*

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

**MH File Number:** TX-24-101816-POS  
**Loan Type:** FHA

2024NOTS0095 NOTTS  
05/09/2024 10:24 AM Total Pages: 1  
Julie Smith, County Clerk - Potter County, TX  


24-01436  
3812 BEAVER DRIVE, AMARILLO, TX 79107

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

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**Property:** The Property to be sold is described as follows:  
  
Lot 8, Block 4, of Mesa Verde Unit No. 1, an Addition to the City of Amarillo in Potter County, Texas, according to the map or plat thereof, recorded in Volume 695, Page 203, of the Deed Records of Potter County, Texas.

**Security Instrument:** Deed of Trust dated March 28, 2022 and recorded on March 28, 2022 at Instrument Number 2022OPR0004312 in the real property records of POTTER County, Texas, which contains a power of sale.

**Sale Information:** August 6, 2024, at 10:00 AM, or not later than three hours thereafter, at the steps on the west side of the Potter County Courthouse located at 500 S. Fillmore, Amarillo, Texas, or as designated by the County Commissioners Court.

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

**Obligation Secured:** The Deed of Trust executed by RAMIRO REFUGIO MARTINEZ JR IV AND DANIELA EUNICE MARTINEZ secures the repayment of a Note dated March 28, 2022 in the amount of \$132,554.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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

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

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**



4817005

2024NOTS0103 NOTTS  
05/14/2024 10:35 AM Total Pages: 2  
Julie Smith County Clerk - Potter County, TX

*Nicki Company*

De Cubas & Lewis, P.C.  
Nicki Company, Attorney at Law  
PO Box 5026  
Fort Lauderdale, FL 33310

*Shannon Heck*

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

c/o De Cubas & Lewis, P.C.  
PO Box 5026  
Fort Lauderdale, FL 33310

Certificate of Posting

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

**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	08/06/2024
Time	Between 10 00 AM – 1 00 PM and beginning not earlier than 10 00 AM and ending not later than three hours thereafter
Place	The area designated by the Commissioners Court of Potter County, pursuant to §51.002 of the Texas Property Code as amended. If no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

**3 Instrument to be Foreclosed** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 5, 2012 and recorded in the real property records of Potter County, TX and is recorded under Clerk's File/Instrument Number 01216778, Book 4424, Page 107 with Keven D. Anderson and Crispina Reed (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for First United Bank mortgagee to which reference is herein made for all purposes.

**4 Obligations Secured** Deed of Trust or Contract Lien executed by Keven D. Anderson and Crispina Reed, securing the payment of the indebtedness in the original amount of \$82,478.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5 Property to be Sold** LOT NO. 8, BLOCK NO. 6, SOUTHEAST PARK UNIT NO. 1, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1200, PAGE 154 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

2024NOTS0106 NOTTS  
08/23/2024 10:17 AM Total Pages 2  
Julie Smith County Clerk - Potter County TX



4817701

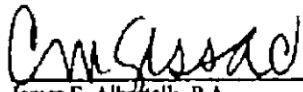
6 **Mortgage Servicer Information** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting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

Wells Fargo Bank, N A  
3476 Stateview Blvd  
Fort Mill, SC 29715


7 **Substitute Trustee(s) Appointed to Conduct Sale** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz, Esq OR Candace Sissac, Esq OR Shannon Heck, Ronnie Heck, Jose A. Bazaldua whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION COM Jonathan Schendel, Angie Jackson, Charles Green, Lisa Bruno, Conrad Wallace, Patrick Zwierns, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Bobby Fletcher David Ray, Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck whose address is 1 Mauchly, Irvine, CA 92618, 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**

5/21/2024  
Executed on

  
James E. Albertelli, P A  
Kirk Schwartz, Esq  
Candace Sissac, Esq  
6565 N MacArthur Drive, Suite 470  
Irving, TX 75039

5-23-24  
Executed on

  
**SUBSTITUTE TRUSTEE**  
Agency Sales & Posting  
Shannon Heck Ronnie Heck Jose A. Bazaldua,  
Gabrielle Carrier OR AUCTION COM OR Jonathan  
Schendel Angie Jackson, Charles Green, Lisa Bruno,  
Conrad Wallace, Patrick Zwierns, Kristopher Holub,  
Dana Kamin, Joshua Sanders Matthew Hansen,  
Aleena Litton, Ramiro Cuevas, Jami Grady, Bobby  
Fletcher, David Ray, Bruce Miller, Israel Curtis  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

#### **CERTIFICATE OF POSTING**

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

Declarants Name \_\_\_\_\_  
Date \_\_\_\_\_

2040 S WASHINGTON ST  
AMARILLO, TX 79109

00000010163137

**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 06, 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 May 18, 2018 and recorded in Document INSTRUMENT NO. 2018OPR0006929 real property records of POTTER County, Texas, with JOSHUA BACA A MARRIED MAN AND CRISTINA BACA HIS WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JOSHUA BACA A MARRIED MAN AND CRISTINA BACA HIS WIFE, securing the payment of the indebtednesses in the original principal amount of \$108,007.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o ROCKET MORTGAGE, LLC  
635 WOODWARD AVE.  
DETROIT, MI 48226

2024NOTS0109 NOTTS  
06/06/2024 04:04 PM Total Pages: 3  
Julie Smith, County Clerk - Potter County, TX



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

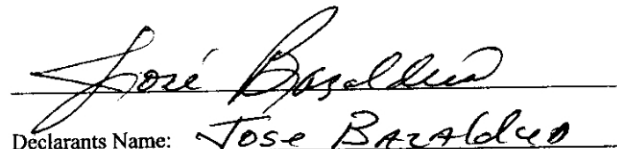
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JONATHAN SCHENDEL, ANGIE USELTON, CHARLES GREEN, LISA BRUNO, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, JOSHUA SANDERS, MATTHEW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



Israel Saucedo

**Certificate of Posting**

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



Declarants Name: Jose Bazaldua

Date: 6-6-2024

2040 S WASHINGTON ST  
AMARILLO, TX 79109

00000010163137

00000010163137

POTTER

**EXHIBIT "A"**

LOT 3, BLOCK 1 OF THE AMENDED PLAT OF WOLFLIN PLACE, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 134, PAGE 25 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**RANDALL County**

**Deed of Trust Dated:** March 30, 2023

**Amount:** \$242,673.00

**Grantor(s):** ATISHA LOONEY

**Original Mortgagee:** ASSOCIATED MORTGAGE CORPORATION

**Current Mortgagee:** SERVBANK, SB

**Mortgagee Address:** SERVBANK, SB, 3201 ORCHARD ROAD, OSWEGO, IL 60543

**Recording Information:** Document No. 2023OPR0004122

**Legal Description:** LOT 9, BLOCK 6, PUCKETT WEST UNIT NO. 1, AN ADDITION TO THE CITY OF AMARILLO, POTTER AND RANDALL COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 581, PAGE 442 OF THE DEED RECORDS OF RANDALL COUNTY, TEXAS AND VOLUME 1200, PAGE 427 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS

**Date of Sale:** August 6, 2024 between the hours of 11:00 AM and 2:00 PM.

**Earliest Time Sale Will Begin:** 11:00 AM


**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the RANDALL 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.

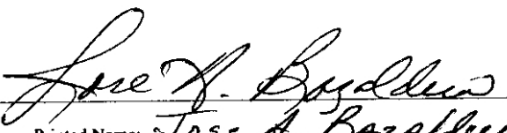
JONATHAN SCHENDEL OR SHANNON HECK, RONNIE HECK, ANTONIO BAZALDUA, SUSAN BOWERS, PATRICK ZWIERS, ANGIE USELTON, CHARLES GREEN, LISA BRUNO, CONRAD WALLACE, KRISTOPHER HOLUB, DANA KAMIN, JOSHUA SANDERS, MATTHEW HANSEN, ALEENA LITTON, RAMIRO CUEVAS, JAMI GRADY, BOBBY FLETCHER, DAVID RAY, BRUCE MILLER, GABRIELLE CARRIER, 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 Adams Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2023-006105

  
Printed Name: Jose A. Bazaldua  
c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618

2024NOTS0110 NOTTS  
06/06/2024 04:04 PM Total Pages: 1  
Julie Smith, County Clerk - Potter County, TX



RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Shannon Heck, Ronnie Heck  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

2024NOTS0121 NOTTS  
06/11/2024 10:20 AM Total Pages: 3  
Julie Smith, County Clerk - Potter County, TX



TS No TX07000304-23-2

APN 196171 | R-009-2800-0095.0 / 196171

TO No 230448063

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on July 15, 2021, MICHAEL LUCKEY, A SINGLE MAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of THOMAS E. BLACK, JR. as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for LOANDEPOT.COM, LLC, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$108,660.00, payable to the order of loanDepot.com, LLC as current Beneficiary, which Deed of Trust recorded on July 21, 2021 as Document No. 2021OPR0010834 in Potter County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 196171 | R-009-2800-0095.0 / 196171

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Shannon Heck, Ronnie Heck or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and loanDepot.com, LLC, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

TS No TX07000304-23-2

APN 196171 | R-009-2800-0095.0 / 196171

TO No 230448063

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, August 6, 2024 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Potter County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **900 S. Polk Street, Amarillo TX 79101; in the 11th floor auditorium of the Santa Fe Building or if the preceding area is no longer the designated area at the area most recently designated by the County Commissioner Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and loanDepot.com, LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and loanDepot.com, LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 11 day of June, 2024.

Shannon Heck  
By: Shannon Heck, Ronnie Heck  
Substitute Trustee(s)

**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.**

**SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.insourcelogic.com](http://www.insourcelogic.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX07000304-23-2

APN 196171 | R-009-2800-0095.0 / 196171

TO No 230448063

**EXHIBIT "A"**

LOT 17, BLOCK 1, OF COUNTRY CLUB DISTRICT, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 102, PAGE 130 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 5/11/2010	<b>Grantor(s)/Mortgagor(s):</b> DANQUAL ASHLEY, A SINGLE MAN
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR SOUTHWEST FUNDING L.P., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Wells Fargo Bank, N.A.
<b>Recorded in:</b> <b>Volume:</b> 4218 <b>Page:</b> 668 <b>Instrument No:</b> 01173794	<b>Property County:</b> POTTER
<b>Mortgage Servicer:</b> Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 10:00 AM
<b>Place of Sale of Property:</b> 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 23 AND LOT 24, BLOCK 14, FOREST HILL TERRACE, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 139, PAGE 539 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. Bazaldun or Antonio Bazaldun 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.

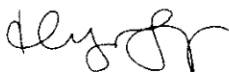
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical 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: 6/11/2024

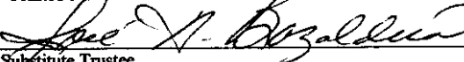


Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Wells Fargo Bank, N.A.

Dated: 6-13-2024

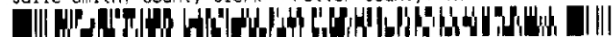
Jose A. Bazaldun

Printed Name:



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

**MH File Number:** TX-24-102810-POS  
**Loan Type:** FHA

2024NOTS0123 NOTTS  
06/13/2024 10:37 AM 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:** 12/17/2019  
**Grantor(s):** NESTOR CASAS AND WIFE JENNY DURAN, SIGNED PRO FORMA TO PERFECT LIEN ONLY  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$63,822.00  
**Recording Information:** Instrument 2019OPR0017087  
**Property County:** Potter  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 1025 DUNAWAY ST, AMARILLO, TX 79104-3222

**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 6th day of August, 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 Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Auction.com, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, 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, 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.

2024NOTS0124 NOTTS  
06/13/2024 10:37 AM Total Pages: 2  
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.

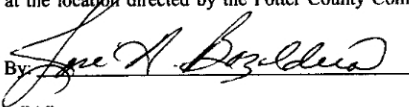
**Substitute Trustee(s):** Jonathan Schendel, Angie Useiton, Charles Green, Lisa Bruno, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Auction.com, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Braden Barnes, Rachel Donnelly, 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 Jose A. Bonial whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 6-13-2024 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 13, BLOCK 3, SUNRISE ADDITION, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 500, PAGE 61 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

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

## 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 December 31, 2013 and recorded under Clerk's File No. 1249239, in the real property records of POTTER County Texas, with Joshua Hemphill and spouse Leisha Hemphill as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First United Bank, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Joshua Hemphill and spouse Leisha Hemphill securing payment of the indebtedness in the original principal amount of \$173,000.00 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 Joshua Hemphill, Leisha Hemphill. FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2023-1 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 NO. 2, BLOCK NO. 5, PRAIRIE WEST ESTATES UNIT NO. 3, A RURAL SUBDIVISION TO POTTER COUNTY, TEXAS, BEING AN UNPLATTED TRACT OF LAND OUT OF SECTION 180, BLOCK 9, BS & F SURVEY, POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, OF RECORD IN VOLUME 2872, PAGE 72, OF THE OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES**

### SALE INFORMATION

**Date of Sale: 08/06/2024**

**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,"



2024NOTS0126  
06/20/2024 11:18 AM Total Pages: 2  
Julie Smith, County Clerk - Potter County, TX  
NOTS



**"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 06/19/2024.

/s/ Will Morphis SBOT No. 24131905, 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. 44-24-01352

## 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. 10, IN BLOCK NO. 35 OF THE AMARILLO HEIGHTS ADDITION, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, OF RECORD IN VOLUME 18, PAGE 241 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/20/2000 and recorded in Book 3025 Page 345 Document 940103 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: 08/06/2024

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 GEORGE ROMERO, provides that it secures the payment of the indebtedness in the original principal amount of \$23,280.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Carrington Mortgage Services, LLC is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Carrington Mortgage Services, LLC c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



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

For additional sale information visit: [www.auction.com](http://www.auction.com) or (800) 280-2832

### 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.

2024NOTS0127 NOTTS

05/20/2024 11:19 AM Total Pages: 1  
Julie Smith, County Clerk - Potter County, TX



NOTICE OF TRUSTEE'S SALE

Date July 2, 2024  
Trustee Dan Moser or Doug Moser  
Mortgagee Moser Investments  
Note \$55,000 00  
Deed of Trust

2024NOTS0131 NOTTS  
07/02/2024 01:44 PM Total Pages 1  
Julie Smith County Clerk - Potter County TX



Date December 4, 2017  
Grantors Francisco Espino  
Mortgagee Moser Investments

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

Property

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

County Potter  
Trustee's Name Dan Moser or Doug Moser  
Trustee's Address 2936 Duniven Circle  
Amarillo, TX 79109-1625  
Date of Sale August 6, 2024  
Time of Sale 1 30 pm – 3 30 pm  
Place of Sale 11<sup>th</sup> Floor Auditorium, Santa Fe Building, 9<sup>th</sup> and Polk

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

*Dan Moser*

Dan Moser, Trustee

PROPERTY ADDRESS 1607 Hillcrest, Amarillo, Texas

NOTICE OF TRUSTEE'S SALE

Date July 2, 2024

Trustee Dan Moser or Doug Moser

Mortgagee Moser Investments

Note \$65,000 00

Deed of Trust

2024NOTS0132 NOTTS  
07/02/2024 01:44 PM Total Pages 1  
Julie Smith County Clerk - Potter County TX

Date August 17, 2017

Grantors Adrian Orlando Padilla Buezo and wife, Araceli Rivera Perea

Mortgagee Moser Investments

Recording information Warranty Deed with Venders Lien,  
Document No 2017OPR0012294,  
in the Official Public Records of Potter, County, Texas

Property

Lot No Three (3) in Block No Ninety (90) of San Jacinto Heights Addition, an Addition to the City of Amarillo, Potter County, Texas, as shown by the recorded map or plat thereof of record in the Deed Records of Potter County, Texas, reference to which is here made for all purposes for which reference could serve, and being residentially known as 205 N Florida, Amarillo, Texas

County Potter

Trustee's Name Dan Moser or Doug Moser

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

Date of Sale August 6, 2024

Time of Sale 1 30 pm – 3 30 pm

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

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

*Dan Moser*

Dan Moser, Trustee

PROPERTY ADDRESS 205 N Florida, Amarillo, Texas

NOTICE OF TRUSTEE'S SALE

Date July 2, 2024

Trustee Dan Moser

Mortgagee Moser Investments

Note \$50,000 00

Deed of Trust

2024NOTS0133 NOTTS  
07/02/2024 01:44 PM Total Pages 1  
Julie Smith County Clerk - Potter County TX



Date January 22, 2016  
Grantors Cesar Sanchez and wife, Karla Luevano  
Mortgagee Moser Investments

Recording information Document No 1287218, in the Official Public Records of  
Potter, County, Texas

Property

Lot No Twelve (12) in Block No Thirty (30) of Forest Hill Terrace Addition, an Addition to the City of Amarillo, Potter County, Texas, as shown by the recorded map or plat thereof of record in the Deed Records of Potter County, Texas, to which reference is here made for all purposes for which reference could serve, and residentially known as 819 N Woodland, Amarillo, Texas, together with all improvements and appurtenances thereto attached or thereon located in or on and used in the enjoyment of the Property, including specifically but not limited to the mobile home / manufactured housing that has previously been made a part of the real property and thereby become a part of the Property description

County Potter

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

Date of Sale August 6, 2024  
Time of Sale 1 30 pm – 3 30 pm  
Place of Sale 11<sup>th</sup> Floor Auditorium, Santa Fe Building, 9<sup>th</sup> and Polk

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

*Dan Moser*

Dan Moser, Trustee

PROPERTY ADDRESS 819 N Woodland, Amarillo, Texas

NOTICE OF TRUSTEE'S SALE

Date July 2, 2024

Trustee Dan Moser

Mortgagee Moser Investments

Note \$65,000 00

2024NOTS0134 NOTTS  
07/02/2024 01:44 PM Total Pages 1  
Julie Smith County Clerk - Potter County TX  


Deed of Trust

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

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

Property

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

County Potter

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

Date of Sale August 6, 2024  
Time of Sale 1 30 pm - 3 30 pm  
Place of Sale 11<sup>th</sup> Floor Auditorium, Santa Fe Building, 9<sup>th</sup> and Polk

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

*Dan Moser*

Dan Moser, Trustee

PROPERTY ADDRESS 2111 N Marrs, Amarillo, Texas

NOTICE OF TRUSTEE'S SALE

Date July 2, 2024

Trustee Dan Moser

Mortgagee Moser Investments

Note \$53,530 18

2024NOTS0135 NOTTS  
07/02/2024 01:44 PM Total Pages 1  
Julie Smith County Clerk - Potter County TX



Deed of Trust

Date February 23, 2017  
Grantors Evelyn Javalera  
Mortgagee Moser Investments

Recording information Document No 2017OPR0003476, in the Official Public Records  
of Potter, County, Texas

Property

Lot No Twenty-one (21) in block No Four (4) of Belmont Park  
Addition, an Addition to the City of Amarillo, Potter County, Texas,  
as shown by the recorded map or plat thereof of record in the Deed  
Records of Potter County, Texas, to which reference is here made for  
all purposes for which reference could serve, and residentially known  
as 913 N Cleveland, Amarillo, Texas

County Potter

Trustee's Name Dan Moser

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

Date of Sale August 6, 2024

Time of Sale 1 30 pm – 3 30 pm

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

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

*Dan Moser*

Dan Moser, Trustee

PROPERTY ADDRESS 913 N Cleveland, Amarillo, Texas

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 12/30/2016	<b>Grantor(s)/Mortgagor(s):</b> JASON GOODGION AND MARIEL GOODGION, HUSBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AIMBANK, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Wells Fargo Bank, N.A.
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 1305013	<b>Property County:</b> POTTER
<b>Mortgage Servicer:</b> Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 10:00 AM
<b>Place of Sale of Property:</b> 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. ONE (1), BLOCK NO. TWENTY-ONE (21), OF WESTCLIFF PARK, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1200, PAGE 181, 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(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: 7/5/2024

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

Dated: 7-11-2024

Printed Name:

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


**MH File Number:** TX-24-101848-POS  
**Loan Type:** Conventional Residential

2024NOTS0140 NOTTS  
07/11/2024 10:32 AM Total Pages: 1  
Julie Smith, County Clerk - Potter County, TX





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Lauren Scarbrough, Trustee  
411 S. Fillmore Amarillo TX 79101

## NOTICE OF SUBSTITUTE TRUSTEE SALE

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Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

DATE: July 12, 2024

DEED OF TRUST:                      Date: February 7, 2013  
Grantor: Faustina Hortencia Galindo  
Beneficiary: M-901 Investments, LLC  
Trustee: Susan Maese  
Recorded Under: Clerk's Instrument No. 1230523 of the Official Public Records of  
Potter County, Texas

PROPERTY: **Lot 9, Block 12, of Lawndale Unit No. 4, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 695, Page 313, 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 6, 2024.

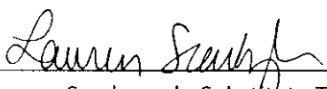
PLACE OF SALE: The sale will take place at the Courthouse door of Potter County, Texas, with said sale being conducted in the 11<sup>th</sup> floor auditorium, Santa Fe Building, located at 9<sup>th</sup> & Polk, Amarillo, Texas or as designated by the Potter County Commissioners.

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

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

2024NOTS0142    NOTTS  
07/12/2024 01:49 PM    Total Pages: 1  
Julie Smith, County Clerk - Potter County, TX



  
Lauren Scarbrough, Substitute Trustee  
411 S Fillmore  
Amarillo TX 79101

## NOTICE OF SUBSTITUTE TRUSTEE SALE

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Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

DATE: July 12, 2024

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 6, 2024.

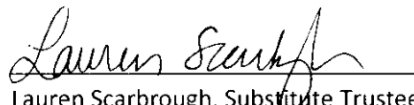
PLACE OF SALE:                      The sale will take place at the Courthouse door of Potter County, Texas, with said sale being conducted in the 11<sup>th</sup> floor auditorium, Santa Fe Building, located at 9<sup>th</sup> & Polk, Amarillo, Texas or as designated by the Potter County Commissioners.

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

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

2024NOTS0143      NOTTS  
07/12/2024 01:49 PM      Total Pages: 1  
Julie Smith, County Clerk - Potter County, TX



  
Lauren Scarbrough, Substitute Trustee  
411 S Fillmore  
Amarillo TX 79101

## 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: July 12, 2024

DEED OF TRUST:                      Date:                      November 29, 2021  
   Grantor:                      Juan Jose Esparza  
   Beneficiary:                      RE-BAC Investments, LLC  
   Trustee:                      Lauren Scarbrough  
   Recorded Under:                      Clerk's Instrument No. 2021OPR0017880, of the Official Public Records of Potter County, Texas

PROPERTY:                      **Lot 15, Block 35, Eastridge Unit No. 4, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof; recorded in Volume 500, Page 451, 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.

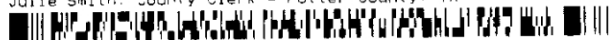
DATE AND TIME OF SALE:                      Between the hours of 10:00 AM and 1:00 PM on August 6, 2024.

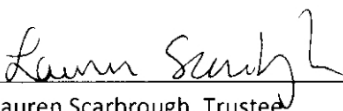
PLACE OF SALE:                      The sale will take place at the Courthouse door of Potter County, Texas, with said sale being conducted in the 11<sup>th</sup> floor auditorium, Santa Fe Building, located at 9<sup>th</sup> & Polk, Amarillo, Texas or as designated by the Potter County Commissioners.

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

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

2024NOTS0144      NOTTS  
07/12/2024 01:55 PM      Total Pages: 1  
Julie Smith, County Clerk - Potter County, TX



  
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 12, 2024

DEED OF TRUST:                      Date:                      May 18, 2022  
   Grantor:                      Roysser Ismael Lujan Garcia  
   Beneficiary:                      RE-BAC Investments, LLC  
   Trustee:                      Lauren Scarbrough  
   Recorded Under:                      Clerk's Instrument No. 2022OPR0007043, of the Official Public Records of Potter County, Texas

PROPERTY:                      **Lot 2, in Block 3, of Martin Addition, Unit 2, , an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof; recorded in Volume 500, Page 281, 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 6, 2024.

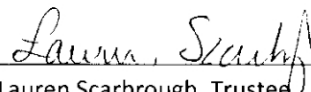
PLACE OF SALE:                      The sale will take place at the Courthouse door of Potter County, Texas, with said sale being conducted in the 11<sup>th</sup> floor auditorium, Santa Fe Building, located at 9<sup>th</sup> & Polk, Amarillo, Texas or as designated by the Potter County Commissioners.

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

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

2024NOTS0145      NOTTS  
07/12/2024 01:55 PM      Total Pages: 1  
Julie Smith, County Clerk - Potter County, TX



  
\_\_\_\_\_  
Lauren Scarbrough, Trustee  
411 S. Fillmore  
Amarillo TX 79101

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

DATE: July 2, 2024

SECURITY INSTRUMENT: Deed of Trust  
Date: June 29, 2007  
Grantor: Leticia Duke and husband Hank Landon Duke  
Lender: Amarillo National Bank  
Trustee: J. Gregg Jordan  
Substitute Trustee: Robert Glenn III, Garland D. Sell, Kerry McLain  
Recorded: Volume 3891, Page 229,  
Official Public Records of Potter County, Texas

PROPERTY: Lot 12, Block 17, of Martin Addition, Unit 11, an Addition to the City of Amarillo in Potter County Texas, according to the map or plat thereof, recorded in Volume 500, Page 539 of the Deed Records of Potter County Texas, which currently has the address of 3307 Martin Road, Amarillo, TX 79107.

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: August 6, 2024

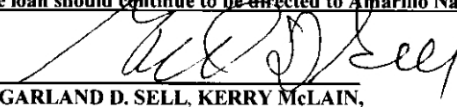
EARLIEST TIME SALE WILL BEGIN: 10:00 a.m. or within three hours after that time.

PLACE OF SALE: 11<sup>th</sup> Floor auditorium, Santa Fe Building, located at 9<sup>th</sup> 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.**

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

2024NOTS0147 NOTTS  
07/15/2024 02:56 PM Total Pages: 1  
Julie Smith, County Clerk - Potter County, TX



## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

DATE: July 8, 2024

SECURITY INSTRUMENT: Texas Home Equity Line of Credit Security Instrument  
(Securing Future Advances) (First Lien)  
Date: December 23, 2019  
Grantor: Robert Alan Shugars and wife, Rosa I. Shugars  
Beneficiary: Amarillo National Bank  
Trustee: W. Wade Porter  
Substitute Trustee: Garland D. Sell, Kerry McLain, and Luke Bussen  
Recorded: Clerk's File No. 2020OPR0000950 in the Official Public Records of Potter County, Texas

COURT ORDER: Rule 736 Default Order under Cause No. 112083-B-CV in the 181st Judicial District Court of Potter County, Texas

PROPERTY: Lot 8-A and 9-1, Block 12, Country Club District Unit No. 2, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 1566, Page 663, of the Deed Records of Potter County, Texas, *which has the address of 214 Sunset Terrace, Amarillo, Texas 79106.*

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.

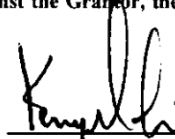
DATE OF SALE: August 6, 2024

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

PLACE OF SALE: 11<sup>th</sup> Floor auditorium, Santa Fe Building, located at 9<sup>th</sup> 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.

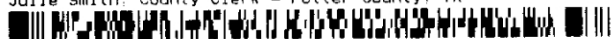
Because of default in performance of the obligations of the Security Instrument, Substitute Trustee will sell the property described in the Security Instrument by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Security Instrument.

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.



KERRY McLAIN, GARLAND D. SELL,  
LUKE BUSSEN, Substitute Trustee  
C/O SELL GRIFFIN McLAIN PC  
4801 Lexington Square  
Amarillo, TX 79119-6572  
(806) 374-3765

2024NOTS0148 NOTTS  
07/15/2024 02:56 PM Total Pages: 3  
Julie Smith, County Clerk - Potter County, TX



Cause No. 112083-B-CV

In Re: Order for Foreclosure  
Concerning

214 Sunset Terrace,  
Amarillo, Texas 79106  
("Property Mailing Address")  
under Tex.R.Civ.P.736

Amarillo National Bank  
("Petitioner")

Robert Alan Shugars and wife,  
Rosa I. Shugars  
("Respondents")

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In the District Court of

Potter County, Texas

181st Judicial District Court

**DEFAULT ORDER**

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited foreclosure order. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The names and last known addresses of Respondents subject to this order are Robert Alan Shugars and wife, Rosa I. Shugars and (i) 214 Sunset Terrace, Amarillo, Texas 79106 and (ii) 4025 Oakhurst Drive, Amarillo, TX 79109. Respondents were properly served with citation, but they did not file a response within the time required by law. The return of services for Respondents have been on file with the Court for at least ten days.
3. The property that is the subject of this foreclosure proceeding is commonly known as **214 Sunset Terrace, Amarillo, Texas 79106** with the following legal description:  
  
**Lot 8-A and 9-1, Block 12, Country Club District Unit No. 2, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 1566, Page 663, of the Deed Records of Potter County, Texas.**
4. The lien sought to be foreclosed is recorded in the Official Public Records of Potter County, Texas under Clerk's File No. 2020OPR0000950.
5. The material facts establishing Respondents' default are alleged in Petitioner's application and supporting affidavit. Those facts are adopted by the Court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner's authorized representative, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*



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

IT IS SO ORDERED.

SIGNED this 3 day of July, 2024.

  
JUDGE PRESIDING

## 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 11, Block 80, of San Jacinto Heights Addition, an Addition to the City of Amarillo, Potter County, Texas, as shown by the recorded plat thereof recorded in Volume 53, Page 226, 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:** August 2, 2007  
**Grantor:** Ricardo G. Guiterrez a/k/a Ricardo G. Gutierrez  
**Beneficiary:** Wilkinson Mortgage Capital LP, as assignee and successor in interest of Robert N. Wilkinson, Jr.  
**Recorded:** Under Document No. 01108462, Volume 3903, Page 792 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:** August 6, 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 4:00 P.M.  
**Place:** On the eleventh floor of the Santa Fe Building located at 900 S. Polk Street, Amarillo, Texas 79101

The Beneficiary may postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will

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be reposted and refilled 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) Installment Vendor's Lien Note in the original principal amount of \$35,000.00, executed by Ricardo G. Guiterrez a/k/a Ricardo G. Gutierrez, and payable to the order of Wilkinson Mortgage Capital LP, as assignee

and successor in interest of Robert N. Wilkinson, Jr. (the "Note") and (2) all extensions of the Note. Wilkinson Mortgage Capital LP, as assignee and successor in interest of Robert N. Wilkinson, Jr. 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, Wilkinson Mortgage Capital LP, as assignee and successor in interest of Robert N. Wilkinson, Jr., P.O. Box 9222, Amarillo, TX 79105.

7. **Default and Request to Act.** Default has occurred under the Deed of Trust, and the Beneficiary has requested me, C. Jared Knight, Samuel S. Karr, Bailey Hartman, 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 16<sup>th</sup> day of July, 2024.

MORGAN WILLIAMSON LLP  
701 South Taylor, Suite 324  
Amarillo, Texas 79101  
Telephone: (806) 358-8116  
Facsimile: (806) 350-7642

By: C. Jared Knight  
C. Jared Knight, State Bar No. 00794107

Cathy Miller, State Bar No. 00790317

Samuel S. Karr, State Bar No. 24007466

Bailey Hartman, State Bar No. 24125916

## 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 1, Block 54, of the San Jacinto Heights Amended, an Addition to the City of Amarillo, POTTER COUNTY, Texas, according to the map or plat thereof, recorded in Volume \_\_\_\_, Page \_\_\_\_, Deed Records of POTTER COUNTY, Texas, residentially described as 316 S. Louisiana Street, Amarillo, Texas 79106, and 3210 S.W. 4th Avenue, Amarillo, Texas 79106.

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:** November 3, 2006  
**Grantor:** Ricardo G. Gutierrez  
**Beneficiary:** Vendor Properties LLC  
**Recorded:** November 6, 2006, under Document No. 01089445, Volume 3807, Page 118, 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:** August 6, 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 4:00 P.M.  
**Place:** Eleventh floor of the Santa Fe Building located at 900 S. Polk Street, Amarillo, Texas 79101

The Beneficiary may postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement,

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Julie Smith, County Clerk - Potter County, TX

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) Real Estate Lien Note in the original principal amount of \$55,000.00, executed by Ricardo G. Gutierrez, and payable to the

order of Vendor Properties LLC (the "Note") and (2) all extensions of the Note. Vendor Properties LLC is the current owner and holder of the obligations and is the Beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the Beneficiary, Vendor Properties LLC, P.O. Box 531, Amarillo, Texas 79105.

7. **Default and Request to Act.** Default has occurred under the Deed of Trust, and the Beneficiary has requested me, C. Jared Knight, Cathy Miller, Bailey Hartman, or Samuel S. Karr, 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 16<sup>th</sup> day of July, 2024.

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