

THE FOLLOWING  
**“NOTICE OF TRUSTEE’S SALE”**  
WERE SCANNED AND PLACED ON THE WEBSITE BY THE  
POTTER COUNTY CLERK ON:  
[April 18th, 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

<b>Instrument Number</b>	<b>Recording Date</b>	<b>Grantor</b>	<b>Grantee</b>
2024NOTS0031	2/22/2024 11:06	BAZALDUA JOSE A TRUSTEE	BROWN BRANDON,BROWN TASHA
2024NOTS0039	3/7/2024 12:01	BAZALDUA JOSE A TRUSTEE	JONES CHARLEEN B
2024NOTS0045	3/12/2024 11:19	HECK SHANNON TRUSTEE	VELASQUEZ EUGENE M
2024NOTS0046	3/12/2024 11:19	CUEVAS RAMIRO TRUSTEE	JOHNSON ORLANDO D
2024NOTS0050	3/21/2024 10:22	SCHNEIDER CHELSEA ATTY	BACON MICHAEL J
2024NOTS0051	3/28/2024 8:33	WOLF BRANDON ATTY	ROMERO GEORGE
2024NOTS0054	3/28/2024 13:42	FRAZIER THUY ATTY,BAZALDUA JOSE A	GOODGION JASON,GOODGION MARIEL
2024NOTS0057	4/3/2024 10:48	MOSER DAN TRUSTEE,MOSER INVESTMENTS	IBARRA JOSE,PARRA KARLA
2024NOTS0058	4/3/2024 10:48	MOSER INVESTMENTS,MOSER DAN TRUSTEE	PALACIOS LUIS,PALACIOS NATALIE
2024NOTS0059	4/3/2024 10:48	MOSER DANIEL L TRUSTEE,MOSER INVESTMENTS	VARELA RAYMUNDO N,VARELA MARINA
2024NOTS0060	4/3/2024 10:48	MOSER INVESTMENTS,MOSER DAN TRUSTEE	PENALOZA RAMON ,FONSECA LILIANA
2024NOTS0061	4/4/2024 10:18	RIOS-JIMENEZ JORGE TRUSTEE	LOPEZ TODD,LOPEZ CANDACE
2024NOTS0062	4/4/2024 13:40	BAZALDUA JOSE A TRUSTEE	COFER & COFER INVESTMENTS LLC
2024NOTS0063	4/4/2024 13:40	BAZALDUA JOSE A TRUSTEE	COFER & COFER INVESTMENTS LLC
2024NOTS0064	4/4/2024 13:40	BAZALDUA JOSE A TRUSTEE	COFER & COFER INVESTMENTS LLC
2024NOTS0065	4/8/2024 10:36	SCARBROUGH LAUREN TRUSTEE	GALINDO FAUSTINA HORTENCIA
2024NOTS0066	4/8/2024 10:36	SCARBROUGH LAUREN TRUSTEE	ESPINOZA ULISES E PALACIOS,PALACIOS ULISES E
2024NOTS0067	4/8/2024 10:36	SCARBROUGH LAUREN TRUSTEE	GONZALES ARTURO ALONSO LECHUGA,MUNOZ PAOLA BELEN
2024NOTS0068	4/8/2024 10:36	SCARBROUGH LAUREN TRUSTEE	MALDONADO SEIREL VALDERRAMA,OLIVAS LUIS CARLOS LOPEZ
2024NOTS0069	4/8/2024 10:36	SCARBROUGH LAUREN TRUSTEE	JAVALERA VIDAL,HERNANDEZ JOANN
2024NOTS0070	4/11/2024 10:20	SAUCEDO ISRAEL TRUSTEE	BOGGS DANIELLE E
2024NOTS0071	4/12/2024 10:59	WILLIAMS RONALD D TRUSTEE	SANDLIN EDUARDO MITCHELL GONZALEZ
2024NOTS0072	4/15/2024 11:54	GLENN ROBERT III TRUSTEE	MON NAN,KO SAN
2024NOTS0073	4/15/2024 15:34	BAZALDUA JOSE A TRUSTEE	CHICK PRISCILLA A,CHICK PRISCILLA ANN
2024NOTS0074	4/16/2024 10:00	MCLAIN MINDI L ATTY,MC LAIN MINDI L ATTY	GUTIERREZ RICHARD ,TREVINO JESSICA
2024NOTS0075	4/16/2024 12:32	WOLF BRANDON ATTY	BROWN VIRGIL LEON ,BROWN BRIDGETTE
2024NOTS0078	4/16/2024 16:36	ANDERSON ERICA TRUSTEE	M & G TRANSPORTATION LLC
2024NOTS0079	4/16/2024 16:36	ANDERSON ERICA TRUSTEE	HINES RANDY MD PA
2024NOTS0080	4/16/2024 16:44	SPEAR BEN TRUSTEE	SIMS JAMES ,SIMS TABITHA

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date</b> 12/9/2009	<b>Grantor(s)/Mortgagor(s).</b> BRANDON BROWN AND WIFE, TASHA BROWN
<b>Original Beneficiary/Mortgagee</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") SOLELY AS A NOMINEE FOR FIRST MORTGAGE HOME LENDING, LLC, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> PENNYMAC LOAN SERVICES, LLC
<b>Recorded in</b> Volume 4176 Page 507 Instrument No 01164637	<b>Property County:</b> POTTER
<b>Mortgage Servicer</b> PennyMac Loan Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee	<b>Mortgage Servicer's Address:</b> 3043 Townsgate Rd, Suite 200, Westlake Village, CA 91361
<b>Date of Sale.</b> 5/7/2024	<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 13, BLOCK 6 OF THE REVISED PLAT OF SUNSET PARK ADDITION, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, OF RECORD IN VOLUME 151, PAGE 266 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 Kamm, 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. Bazakdua or Antonio Bazakdua 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 2/21/2024 \_\_\_\_\_

*Myra Homayoun*

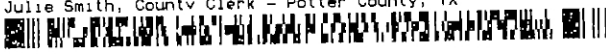
Myra Homayoun, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for PennyMac Loan Services, LLC

Dated 02-22-2024 \_\_\_\_\_

*Jose A. Bazakdua*

Printed Name \_\_\_\_\_  
*Jose A. Bazakdua*

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

2024NOTS0031 NOTTS  
02/22/2024 11 08 AM Total Pages 1  
Julie Smith, County Clerk - Potter County, TX  


**MH File Number.** TX-24-101468-POS  
**Loan Type.** FHA

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 9/28/2004	<b>Grantor(s)/Mortgagor(s):</b> CHARLEEN B. JONES, A SINGLE PERSON
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> U.S. Bank Trust Company, National Association, as Trustee, successor in interest to U.S. Bank National Association, as trustee for the CWMBBS Reperforming Loan REMIC Trust Certificates, Series 2006-R2
<b>Recorded in:</b> <b>Volume:</b> 3521 <b>Page:</b> 781 <b>Instrument No:</b> 01035107	<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> 5/7/2024	<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:** THE WEST SEVENTY FIVE FEET OF LOT NO. 7, BLOCK NO 115, AMENDED PLAT OF SAN JACINTO HEIGHTS ADDITION, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, OF RECORD IN VOLUME 53, PAGE 226, OF THE DEEDRECORDS OF POTTER COUNTY, TEXAS. REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

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.

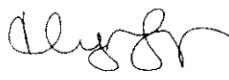
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

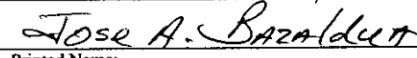
**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS 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: 3/6/2024

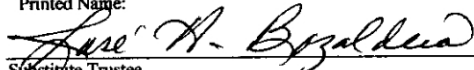


Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Wells Fargo Bank, N.A.

Dated: 03-07-2024



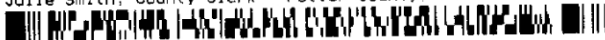
Printed Name:



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

MH File Number: TX-22-94441-POS  
Loan Type: FHA

2024NOTS0039 NOTTS  
03/07/2024 12:01 PM Total Pages: 1  
Julie Smith, County Clerk - Potter County, TX



**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: Codillis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated August 26, 2015 and recorded under Clerk's File No. 1280061, in the real property records of POTTER County Texas, with Eugene M Velasquez, unmarried man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Nations Lending Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Eugene M Velasquez, unmarried man securing payment of the indebtedness in the original principal amount of \$55,000.00 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 Eugene M Velasquez. Nations Lending Corporation, an Ohio Corporation 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. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

**Legal Description:**

**LOTS 7 AND 8, BLOCK 28 OF THE GLENWOOD ADDITION, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 29, PAGE 109 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 05/07/2024**

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

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

**TERMS OF SALE**

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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.



2024NOTS0045  
03/12/2024 11:19 AM  
Julie Smith, County Clerk - Potter County, TX  
NOTTS  
Total Pages: 2

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, 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, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

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

Executed on March 7, 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. 44-22-1287

2024NOTS0046 NOTTS  
03/12/2024 11:19 AM Total Pages: 3  
Julie Smith, County Clerk - Potter County, TX

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

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, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX0700041-22-2

APN 190828

TO No 240100590-TX-RW1

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on August 2, 2017, ORLANDO D JOHNSON AN UNMARRIED MAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ALLAN B. POLUNSKY as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, as Beneficiary, as nominee for PRIMELENDING, A PLAINSCAPITAL COMPANY, 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 \$148,068.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on August 3, 2017 as Document No. 2017OPR0011540 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 190828

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 **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, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, 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 **Lakeview Loan Servicing, 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.

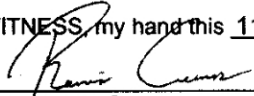
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, May 7, 2024 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Potter County, 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: **Santa Fe Building, 900 S. Polk Street, Amarillo, TX 79101, or in the area designated by the Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Lakeview Loan Servicing, 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 Lakeview Loan Servicing, 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 11th day of March, 2024.

  
By: Ramiro Cuevas  
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.Auction.com](http://www.Auction.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: [Auction.com](http://Auction.com) at 800.280.2832**

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 TX07000041-22-2

APN 190828

TO No 240100590-TX-RWI

**EXHIBIT "A"**

LOT 11, BLOCK 7, WEST HILLS, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 151, PAGE 379 OF THE  
DEED RECORDS OF POTTER COUNTY, TEXAS.

2024NOTS00050 NOTTS  
03/21/2024 10:22 AM Local Pages: 1  
Julie Smith, County Clerk, Potter County, TX

### 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 8, BLOCK 70, WOLFLIN PARK UNIT NO. 5, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 500, PAGE 11 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 02/08/2007 and recorded in Book 3844 Page 235 Document 01097205 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: 05/07/2024

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 MICHAEL J. BACON, provides that it secures the payment of the indebtedness in the original principal amount of \$116,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1 is the current mortgagee of the note and deed of trust and NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFIC. TES. SERIES 2007-1 c/o NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

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

#### Certificate of Posting

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



2024NOTS0051  
05/28/2024 08:33 AM Total Pages: 1  
Julie Smith, County Clerk - Potter County, TX

### 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: 05/07/2024

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.



**NOTICE OF SUBSTITUTE TRUSTEE SALE**

2024NOTS0054 NOTTS  
 03/28/2024 01:42 PM Total Pages: 1  
 Julie Smith, County Clerk - Potter County, TX

<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> Volume: N/A Page: N/A Instrument No: 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> 5/7/2024	<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, POT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1200, PAGE 181, OF THE DEED RECORDS OF POT 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 Useton, Charles Green, Lisa Bruno, Conrad Wallace, Patrick Zwiers, Kristopher Holub, Dana Karmin, 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.**

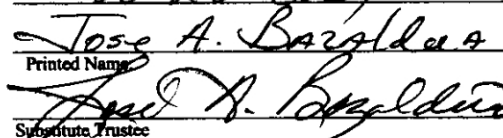
**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS 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: 3/25/2024



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

Dated: 03-28-2024



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

NOTICE OF TRUSTEE'S SALE

Date April 3, 2024  
Trustee Dan Moser  
Mortgagee Moser Investments  
Note \$46,000 00

Deed of Trust

Date May 7, 2021  
Grantors Jose Ibarra and Karla Parra  
Mortgagee Moser Investments

Recording information Document No 2021OPR0007035, in the Official Public Records of Potter, County, Texas

Property

Lots Nos Thirty-seven (37) and Thirty-eight (38) in Block Fifty-eight (58) of University Heights, 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 2022 NW 17th Avenue, Amarillo, Texas

County Potter  
Trustee's Name Dan Moser  
Trustee's Address 2936 Duniven Circle  
Amarillo, TX 79109-1625  
Date of Sale May 7, 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 2022 N W 17<sup>th</sup>, Amarillo, Texas

2024NOTS00057  
04/03/2024 10:49 AM Total Pages 1  
Julie Smith County Clerk - Potter County TX

NOTICE OF TRUSTEE'S SALE

Date April 3, 2024  
Trustee Dan Moser  
Mortgagee Moser Investments  
Note \$85,000 00

Deed of Trust

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

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

Property

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

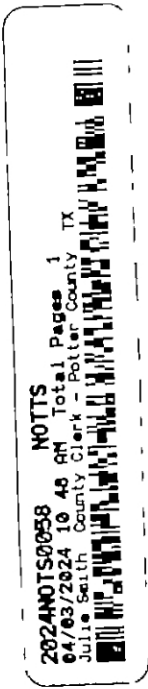
County Potter  
Trustee's Name Dan Moser  
Trustee's Address 2936 Duniven Circle  
Amarillo, TX 79109-1625  
Date of Sale May 7, 2024  
Time of Sale 1 30 pm - 3 30 pm  
Place of Sale 11<sup>th</sup> Floor Auditorium, Santa Fe Building, 9<sup>th</sup> and Polk

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 1426 N Bivins, Amarillo, Texas



NOTICE OF TRUSTEE'S SALE

Date April 3, 2024  
Trustee Daniel L Moser  
Mortgagee Moser Investments  
Note \$35,000 00

Deed of Trust

Date October 12, 2005  
Grantor Raymundo N Varela and wife, Marina Varela  
Mortgagee Moser Investments

Recording information Recorded in the Official Public Records of Potter County,  
Document No 1205634 in Volume No 4368 at Page 381

Property

Lot No Eleven (11) in Block No Eleven (11) of Humphreys Highland 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 residentially known as 731 Aldredge, Amarillo, Texas

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

Date of Sale May 7, 2024  
Time of Sale 1 30 am - 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*

Daniel L Moser, Trustee

PROPERTY ADDRESS 731 Aldredge, Amarillo, Texas

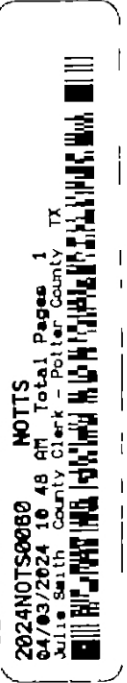
20224NOTS0059 NOTTS  
04/03/2024 10 48 AM Total Pages 1  
Julie Smith County Clerk - Potter County TX

NOTICE OF TRUSTEE'S SALE

Date April 3, 2024  
Trustee Dan Moser  
Mortgagee Moser Investments  
Note \$65,000 00  
Deed of Trust

Date June 17, 2013  
Grantors Ramon Penaloza and Lihana 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 May 7, 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



2024NOTS0061 NOTTS  
04/04/2024 10:18 AM Total Pages: 2  
Julie Smith, County Clerk - Potter County, TX

**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.**

NOTICE IS HEREBY GIVEN THAT BECAUSE THE DEFAULT IN PERFORMANCE OF THE OBLIGATIONS OF THE DEED OF TRUST, SUBSTITUTE TRUSTEE WILL SELL THE PROPERTY 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.

**INSTRUMENT / DEED OF TRUST TO BE FORECLOSED**

Recording Information: Instrument Number 01093129 Deed of Trust Date: 12/26/2006  
Book: 3825 / Page: 453  
Grantor(s)/Mortgagor(s): Todd Lopez, joined herein pro forma by his wife, Candace Lopez.  
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Countrywide Home Loans, Inc., its successors or assigns.  
Current Mortgagee: Ajax Mortgage Loan Trust 2021-E, Mortgage-Backed Securities, Series 2021-E, by U.S. Bank National Association, as Indenture Trustee  
Original Principal Amount: \$52,000.00

**PROPERTY TO BE SOLD**

Property Address: 4002 SW 3RD AVE, AMARILLO, TX 79106  
County: POTTER

Property Description: THE EAST 70 FEET OF LOTS 1 AND 2, BLOCK 120, OF THE AMENDED PLAT OF SAN JACINTO HEIGHTS ADDITION, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 53, PAGE 226 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

**FORECLOSURE SALE INFORMATION**

Place of Sale: At the steps on the west side of the Potter County Courthouse located at 500 S. Fillmore, Amarillo, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Courthouse Commissioner's Court.  
Sale Date: 05/07/2024 Sale Time: 10:00 AM - 1:00 PM

The sale will begin at the earliest time stated above or within three hours after that time. The sale will be conducted as public auction and the property will be sold to the highest bidder for cash, except that lender's bid may be by credit against the indebtedness secured by the line of the Deed of Trust.

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



Pursuant to Texas Property Code § 51.009, purchaser acquires the foreclosed property as is without any expressed or implied warranties, at the purchaser's own risk.

It is the responsibility of prospective bidders to ascertain the property status and suitability for the intended purpose. Bidders should exercise due diligence and caution throughout the bidding process. Prospective bidders are reminded that by law the Foreclosure Sale will 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 released or subordinated to the Deed of Trust or Contract Lien.

Gregory Funding is acting as the mortgage servicer and authorized to represent the mortgagee, Ajax Mortgage Loan Trust 2021-E, Mortgage-Backed Securities, Series 2021-E, by U.S. Bank National Association, as Indenture Trustee, by virtue of servicing agreement with the mortgagee. Pursuant to the servicing agreement and Texas Property Code § 51.0025, the mortgage servicer, Gregory Funding is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above.

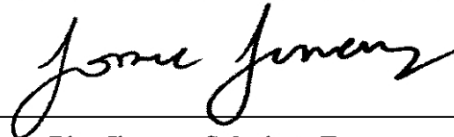
Gregory Funding  
C/O Ajax Mortgage Loan Trust 2021-E, Mortgage-Backed Securities, Series 2021-E, by U.S. Bank National Association, as Indenture Trustee  
PO Box 230579  
Tigard, OR 97281

If Ajax Mortgage Loan Trust 2021-E, Mortgage-Backed Securities, Series 2021-E, by U.S. Bank National Association, as Indenture Trustee, passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust or Contract Lien and the Texas Property Code.

**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 or authorized agent for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHANNON HECK, RONNIE HECK, JOSE A. BAZALDUA, GABRIELLE CARRIER, SALLY GARRISON OR JORGE RIOS-JIMENEZ, whose address is C/O THE MORTGAGE LAW FIRM, PLLC, 18383 PRESTON ROAD, SUITE 200, DALLAS, TX 75252 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.

Executed date: 03/31/2024



**Jorge Rios-Jimenez, Substitute Trustee**

The Mortgage Law Firm, PLLC  
18383 Preston Road, Suite 200, Dallas, TX 75252  
(619) 465-8200

# Notice of Substitute Trustee Sale

F24-00032 TX  
6723065260 / 8016145206

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

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

**Date:** 05/07/2024  
**Time:** The sale will begin no earlier than 10:00AM or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM  
**Place:** Potter County, TX at the following location: 11th Floor Auditorium, Santa Fe Building located at 9th & Polk, Amarillo, Texas. OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Tract 2; 2405 N . Osage Street  
Lot 38, Block 7, of Hillcrest Addition Unit 5, an Addition, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof; recorded in Volume 900, Page 87, of the Deed Records of Potter County, Texas.

APN: 172112

Commonly known as: 2405 North Osage Street, Amarillo, TX 79107-6409

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust, Security Agreement and Assignment of Leases and Rents, dated 02/24/2021 (the "Deed of Trust") and recorded in the office of the County Clerk of Potter County, Texas, recorded on 02/25/2021 as Instrument No. 2021OPR0002896 of the Real Property Records of Potter County, Texas.

Trustor(s):	COFER & COFER INVESTMENTS, LLC, a Texas limited liability company	Original Beneficiary:	STATED INCOME GROUP LLC, a/an Utah Limited Liability Company
Current Beneficiary:	U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2021-1	Loan Servicer:	PHH Mortgage Services
Current Substituted Trustees:	Jose A. Bazaldua, Antonio Bazaldua, Susan Bowers, Cherie Maples or Michele Sanders		

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.

**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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is"

2024NOTS0062 NOTTS  
04/04/2024 01:40 PM Total Pages: 3  
Julie Smith, County Clerk - Potter County, TX

condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$157,500.00, executed by COFER & COFER INVESTMENTS, LLC, a Texas limited liability company, and payable to the order of STATED INCOME GROUP LLC, a/an Utah Limited Liability Company; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of COFER & COFER INVESTMENTS, LLC, a Texas limited liability company. U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2021-1 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

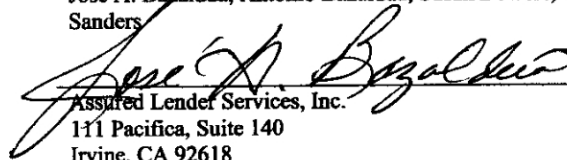
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including,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

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

**U.S. Bank Trust Company, National Association, as Trustee for  
Velocity Commercial Capital Loan Trust 2021-1**  
30699 Russell Ranch Rd., Ste 295  
Westlake Village, CA 91362  
Chad Scherr  
(818) 483-1823

Dated: 04-04-2024

Jose A. Bazaldua, Antonio Bazaldua, Susan Bowers, Cherie Maples or Michele Sanders



Assured Lender Services, Inc.  
111 Pacifica, Suite 140  
Irvine, CA 92618  
Phone: (714) 508-7373  
Fax: (714) 505-3831

**AFTER RECORDING, PLEASE RETURN TO:**

**Assured Lender Services, Inc.**

**111 Pacifica, Suite 140**

**Irvine, CA 92618**

**Attn: Trustee Department**

# Notice of Substitute Trustee Sale

F24-00033 TX  
6723065260 / 8016145206

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

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

Date: **05/07/2024**  
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM  
Place: **Potter County, TX at the following location: 11th Floor Auditorium, Santa Fe Building located at 9th & Polk, Amarillo, Texas. OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

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

Tract 1; 1112 NW 21st Avenue  
Lot 16, Block 25, of North Heights, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 151, Page 18, of the Deed Records of Potter County, Texas.

APN: 101377

Commonly known as: 1112 Northwest 21st Avenue, Amarillo, TX 79107-3007.

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust, Security Agreement and Assignment of Leases and Rents, dated 02/24/2021 (the "Deed of Trust") and recorded in the office of the County Clerk of Potter County, Texas, recorded on 02/25/2021 as Instrument No. 2021OPR0002896 of the Real Property Records of Potter County, Texas.

Trustor(s):	COFER & COFER INVESTMENTS, LLC, a Texas limited liability company	Original Beneficiary:	STATED INCOME GROUP LLC, a/an Utah Limited Liability Company
Current Beneficiary:	U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2021-1	Loan Servicer:	PHH Mortgage Services
Current Substituted Trustees:	Jose A. Bazaldua, Antonio Bazaldua, Susan Bowers, Cherie Maples or Michele Sanders		

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.

**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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is"

2024NOTS0063 NOTTS  
04/04/2024 01:40 PM Total Pages: 3  
Julie Smith County Clerk - Potter County, TX

condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$157,500.00, executed by COFER & COFER INVESTMENTS, LLC, a Texas limited liability company, and payable to the order of STATED INCOME GROUP LLC, a/an Utah Limited Liability Company; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of COFER & COFER INVESTMENTS, LLC, a Texas limited liability company. U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2021-1 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

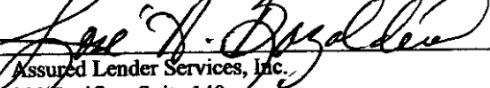
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including,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

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

**U.S. Bank Trust Company, National Association, as Trustee for  
Velocity Commercial Capital Loan Trust 2021-1**  
30699 Russell Ranch Rd.  
Suite 295  
Westlake Village, CA 91362  
Chad Scherr  
(818) 483-1823

Dated: 04-04-2024

Jose A. Bazaldua, Antonio Bazaldua, Susan Bowers, Cherie Maples or Michele Sanders



Assured Lender Services, Inc.  
111 Pacifica, Suite 140  
Irvine, CA 92618  
Phone: (714) 508-7373  
Fax: (714) 505-3831

**AFTER RECORDING, PLEASE RETURN TO:**

**Assured Lender Services, Inc.**

**111 Pacifica, Suite 140**

**Irvine, CA 92618**

**Attn: Trustee Department**



# Notice of Substitute Trustee Sale

F24-00025 TX  
6723065260 / 8016145206

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

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

Date: **05/07/2024**  
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM  
Place: **Potter County, TX** at the following location: **11th Floor Auditorium, Santa Fe Building located at 9th & Polk, Amarillo, Texas.** OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Tract 3; 2415 N. Hughes Street  
Lot 4, Block 1, of Anderson Terrace Addition, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof; recorded in Volume 695, Page 562 of the Deed Records of Potter County, Texas.

APN: 101506

Commonly known as: 2415 North Hughes Street, Amarillo, TX 79107-1832.

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust, Security Agreement and Assignment of Leases and Rents, dated 02/24/2021 (the "Deed of Trust") and recorded in the office of the County Clerk of Potter County, Texas, recorded on 02/25/2021 as Instrument No. 2021OPR0002896 of the Real Property Records of Potter County, Texas.

Trustor(s):	COFER & COFER INVESTMENTS, LLC, a Texas limited liability company	Original Beneficiary:	STATED INCOME GROUP LLC, a/an Utah Limited Liability Company
Current Beneficiary:	U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2021-1	Loan Servicer:	PHH Mortgage Services
Current Substituted Trustees:	Jose A. Bazaldua, Antonio Bazaldua, Susan Bowers, Cherie Maples or Michele Sanders		

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.

**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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is"

2024NOTS0064 NOTIS  
04/04/2024 01:40 PM Total Pages: 3  
Title Smith, County Clerk - Potter County, TX

condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$157,500.00, executed by COFER & COFER INVESTMENTS, LLC, a Texas limited liability company, and payable to the order of STATED INCOME GROUP LLC, a/an Utah Limited Liability Company; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of COFER & COFER INVESTMENTS, LLC, a Texas limited liability company. U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2021-1 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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

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

**U.S. Bank Trust Company, National Association, as Trustee for  
Velocity Commercial Capital Loan Trust 2021-1**  
30699 Russell Ranch Rd., Ste. 295  
Westlake Village, CA 91362  
Chad Scherr  
(818) 483-1823

Dated: 04-04-2024

Jose A. Bazaldua, Antonio Bazaldua, Susan Bowers, Cherie Maples or  
Michele Sanders



Assured Lender Services, Inc.  
111 Pacifica, Suite 140  
Irvine, CA 92618  
Phone: (714) 508-7373  
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:

Assured Lender Services, Inc.

111 Pacifica, Suite 140


Irvine, CA 92618

Attn: Trustee Department

# 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.

2024NOTS0065 NOTTS  
04/08/2024 10:36 AM Total Pages: 1  
Julie Smith, County Clerk - Potter County, TX  


DATE: April 4, 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.**

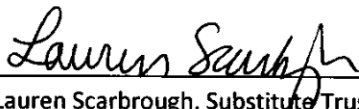
SUBJECT TO all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and all valid reservations of oil, gas and other mineral interests, if any, and all prior matters of record affecting the property, if any, to the extent that they remain in 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 May 7, 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.

  
\_\_\_\_\_  
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.

2024NOTS0066 NOTTS  
04/08/2024 10:36 AM Total Pages: 1  
Julie Smith, County Clerk - Potter County, TX



DATE: April 4, 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.**

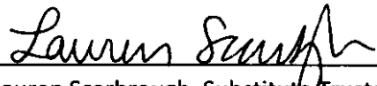
SUBJECT TO all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and all valid reservations of oil, gas and other mineral interests, if any, and all prior matters of record affecting the property, if any, to the extent that they remain in 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 May 7, 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.

  
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.

2024NOTS0067 NOTTS
04/08/2024 10:36 AM Total Pages: 1
Julie Smith, County Clerk - Potter County, TX

DATE: April 4, 2024

DEED OF TRUST: Date: October 15, 2020
Grantor: Arturo Alonso Lechuga Gonzales and Paola Belen Munoz
Beneficiary: RE-BAC Investments, LLC
Trustee: Lauren Scarbrough
Recorded Under: Clerk's Instrument No. 2020OPR0013948, of the Official Public Records of Potter County, Texas

PROPERTY: All of Lot 21, Block 25, of the Ridgemere addition, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof; recorded in 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 May 7, 2024.

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

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

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

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

# NOTICE OF TRUSTEE'S SALE

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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.

2024NOTS0068 NOTTS  
04/08/2024 10:36 AM Total Pages: 1  
Julie Smith, County Clerk - Potter County, TX  


DATE: April 4, 2024

DEED OF TRUST:                      Date:                      October 13, 2021  
   Grantor:                      Seirel Valderrama Maldonado and Luis Carlos Lopez Olivas  
   Beneficiary:                      RE-BAC Investments, LLC  
   Trustee:                      Lauren Scarbrough  
   Recorded Under:                      Clerk's Instrument No. 2021OPR0015314, of the Official Public Records of Potter County, Texas

PROPERTY:                      **Lot 11, Block 3, Amended Plat of Eastridge, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof; recorded in Volume 500, Page 333 of the Deed Records of Potter County, Texas.**

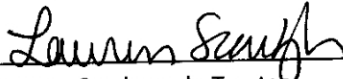
SUBJECT TO all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and all valid reservations of oil, gas and other mineral interests, if any.

DATE AND TIME OF SALE:                      Between the hours of 10:00 AM and 1:00 PM on May 7, 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.

  
\_\_\_\_\_  
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.

2024NOTS0069 NOTTS  
04/08/2024 10:36 AM Total Pages: 1  
Julie Smith, County Clerk - Potter County, TX



DATE: April 4, 2024

DEED OF TRUST: Date: April 3, 2006  
Grantor: Vidal Javalera and Joann Hernandez  
Beneficiary: M-BAC Investments, LP  
Trustee: Garland D. Sell  
Recorded Under: Volume 3725, Page 706, Clerk's Instrument No. 01074555 of the Official Public Records of Potter County, Texas

PROPERTY: **Lot 7, Block 6, of Humphreys Highland, An Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Vol. 139 Page 59, of the Deed Records of Potter County, Texas.**

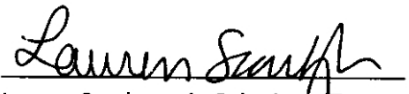
SUBJECT TO all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and all valid reservations of oil, gas and other mineral interests, if any, and all prior matters of record affecting the property, if any, to the extent that they remain in 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 May 7, 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.

  
Lauren Scarbrough, Substitute Trustee  
411 S Fillmore  
Amarillo TX 79101





1404 S ONG ST  
AMARILLO, TX 79102

0000010079390

**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: May 07, 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 October 24, 2018 and recorded in Document INSTRUMENT NO. 2018OPR0014404 real property records of POTTER County, Texas, with DANIELLE E BOGGS AN UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by DANIELLE E BOGGS AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$50,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. COLONIAL SAVINGS, F.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o COLONIAL SAVINGS, F.A.  
2626 WEST FREEWAY  
BUILDING B  
FORT WORTH, TX 76102



**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.

*Il sb*

Israel Saucedo

**Certificate of Posting**

My name is Jose Bazaldua, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 04-11-2024 I filed at the office of the POTTER County Clerk and caused to be posted at the POTTER County courthouse this notice of sale.

*Jose Bazaldua*  
Declarants Name: Jose Bazaldua  
Date: 04-11-2024

1404 S ONG ST  
AMARILLO, TX 79102

0000010079390

0000010079390

POTTER

**EXHIBIT "A"**

LOT 2 AND 3, BLOCK 4 OF WITHERSPOON ADDITION, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 51, PAGE 530, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

**R. D. Williams Investments, LTD.**  
850 E Sundown LN  
Amarillo, TX 79118-8128

Telephone 806.374.8749  
Telefax 806.374.1953  
Email ronronw@swbell.net

### NOTICE OF TRUSTEE'S SALE

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

**Date:** April 12, 2024

#### Deed of Trust

**Date:** August 26, 2022

**Grantor:** Eduardo Mitchell Gonzalez Sandlin

**Beneficiary:** R.D. Williams Investments, LTD.

**Trustee:** Ronald D. Williams

**Trustee's Mailing Address:** 850 E Sundown LN  
Amarillo, Texas 79118-5128

**Property:** The West Forty Feet (W/40') of Lot 12 and all of Lot 13, Block 118, Wolflin Park Unit No. 13, an addition to the City of Amarillo in Potter County, Texas, according to the map or plat thereof recorded in Volume 1200, Page 447 of the Deed Records of Potter County, Texas, residentially known as 2608 Juniper, Amarillo TX 79109.

**Recording Information:** Clerks Instrument Number 2022OPR0012088, Official Public Records, Potter County, Texas.

#### Note

**Date:** August 26, 2022

**Amount:** Three hundred, ninety thousand dollars (\$390,000.00)

**Debtor:** Eduardo Mitchell Gonzalez Sandlin

**Holder:** R.D. Williams Investments, LTD.

**Date of Sale of Property:** (first Tuesday of the month): May 7, 2024

2024NOTS0071 NOTTS  
04/12/2024 10:59 AM Total Pages: 3  
Julie Smith, County Clerk - Potter County, TX

**R. D. Williams Investments, LTD.**  
850 E Sundown LN  
Amarillo, TX 79118-8128

Telephone 806.374.8749  
Telefax 806.374.1953  
Email ronronw@swbell.net

**Earliest Time of Sale of Property:** (between 10:00 a.m. and 4:00 p.m.): **1:00 o'clock p.m.**

**Place of Sale of Property:** The 11<sup>th</sup> floor auditorium, in the Santa Fe Building located at 900 S. Polk, Amarillo, Potter County, Texas, or where designated by the County Commissioners Court,

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

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


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

THE SALE WILL, ALSO BE MADE EXPRESSLY SUBJECT TO ANY TITLE MATTERS FORTH IN THE DEED OF TRUST, BUT PROSPECTIVE PURCHASERS ARE REMINDED THAT BY LAW THE SALE WILL NECESSARILY BE MADE SUBJECT TO ALL PRIOR MATTERS OF RECORD AFFECTING THE PROPERTY, IF ANY, TO THE EXTENT THAT THEY REMAIN IN FORCE AND EFFECT AND HAVE NOT BEEN SUBORDINATED TO THE DEED OF TRUST.

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

**R. D. Williams Investments, LTD.**  
850 E Sundown LN  
Amarillo, TX 79118-8128

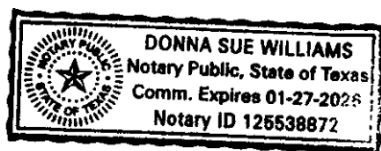
Telephone 806.374.8749  
Telefax 806.374.1953  
Email ronronw@swbell.net

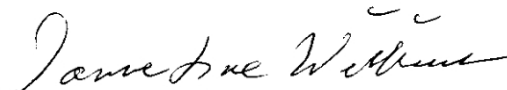
By:   
Ronald D. Williams, Trustee  
850 E Sundown Lane  
Amarillo TX 79118-5128  
Phone: (806) 374-8749  
Email: [ronwronw@swbell.net](mailto:ronwronw@swbell.net)

STATE OF TEXAS

COUNTY OF RANDALL

The foregoing instrument was acknowledged before me this 12th day of  
April, 2024, by Ronald D. Williams.



  
Notary Public, State of Texas

**AFTER RECORDING, RETURN TO:**  
Ronald D. Williams  
850 E Sundown LN  
Amarillo, Texas 79118-5128

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

\* \* \* \* \*

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

DATE April 3, 2024

SECURITY Deed of Trust  
INSTRUMENT Date September 10, 2019  
Grantor Nan Mon and husband San Ko  
Lender Amarillo National Bank  
Trustee W Wade Porter  
Substitute Trustee Robert Glenn III, Garland D Sell, Kerry McLain  
Recorded Clerk's File No 2019OPR0012077, Official Public Records  
of Potter County, Texas

PROPERTY Lot No 6, Block No 6, The Park Unit No 6, an Addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 4001, Page 648 of the Official Public Records of Potter County, Texas, which currently has the address of 6703 NE 20<sup>th</sup> Avenue, 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 May 7, 2024

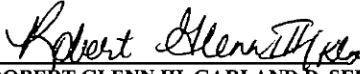
EARLIEST TIME SALE WILL BEGIN 10 00 a m or within three hours after that time

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.**

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

2024NOTS0072  
04/15/2024 11 54 AM  
Julie Smith, County Clerk - Potter County, TX  
NOTTS  
Total Pages 1

**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.**

5965-400

## NOTICE OF FORECLOSURE SALE

### 1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

1307 SW 13TH AVENUE, AMARILLO, TEXAS 79102

LEGAL DESCRIPTION

LOT NO. 1, BLOCK NO. 5, ACADEMY COURTE ADDITION, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, OF RECORD IN VOLUME 65, PAGE 45, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

### 2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF  
POTTER COUNTY

RECORDED ON  
DECEMBER 20, 2006

UNDER DOCUMENT#  
01092426

### 3 THE SALE IS SCHEDULED TO BE HELD

PLACE

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

DATE

MAY 7, 2024

TIME

10:00 AM - 1:00 PM

### 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 § 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.

### OBLIGATIONS SECURED

The Deed of Trust executed by PRISCILLA A. CHICK a/k/a PRISCILLA ANN CHICK, provides that it secures the payment of the indebtedness in the original principal amount of \$111,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. SEATTLE BANK is the current mortgagee of the note and deed of and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1661 Worthington Road, Suite #100, West Palm Beach, Florida 33409, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

**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.**

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 the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

JOSE A. BAZALDUA, ANTONIO BAZALDUA, SUSAN BOWERS, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, RICHARD McCUTCHEON, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard  
Annarose M. Harding  
Sara A. Morton  
Richard McCutcheon

  
GALLOWAY/JOHNSON, TOMPKINS, BURR & SMITH  
A PROFESSIONAL LAW CORPORATION  
1301 McKinney Street, Suite 1400  
Houston, Texas 77010  
(713) 599-0700

### CERTIFICATE OF POSTING

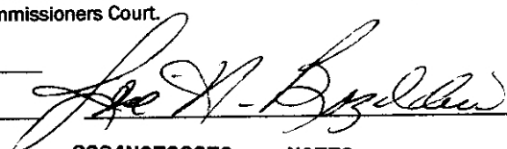
I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED

04-15-2024

NAME

Jose A. Bazaldua



TRUSTEE

2024NOTS0073

NOTTS

04/15/2024 03:34 PM Total Pages: 1  
Julie Smith, County Clerk - Potter County, TX





## NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

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

The West 80 feet of Lot 12, Block 118 of the Hughes Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, recorded in Volume 29, Page 213 of the Deed Records of Potter County, Texas, commonly known as 1221 SW 15th Avenue, Amarillo, Texas; and

The South 41 feet of Lot 9 and the North 9 feet of Lot 10, Block 7A, of South Lawn Unit No.1, an Addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof recorded in Volume 128, Page 119, of the Deed Records of Randall County, Texas, commonly known as 4421 S. Travis Street, Amarillo, Texas; and

together with: all appurtenances, servitudes, easements, rights, rights of way, privileges, prescriptions and advantages thereunto belonging or in anywise appertaining and all buildings, fixtures, improvements, equipment, inventory, and other property now or hereafter located upon said realty and all other collateral property described in the Deed of Trust.

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 26, 2021  
**Grantor:** Richard Gutierrez and Jessica Trevino  
**Beneficiary:** The State National Bank of Groom  
**Recorded:** August 26, 2021, under Instrument No. 2021OPR0012862 of the Official Public Records of Potter County, Texas and April 15, 2024 under Clerk's File No. 2024006112 of the Official Public Records of Randall County, Texas

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

**Date:** Tuesday, May 7, 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:** The area designated by the commissioners' court of Potter County, Texas as the area of such county where public non-judicial foreclosures are to take place, currently being the 11th floor auditorium, Santa Fe Building, located at 9th and Polk, Amarillo, Potter County, Texas (pursuant to Potter County Order No. 1240374 entered July 22, 2013)

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



reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or 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 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 (separately and collectively as the "Obligation") including but not limited to (1) a Real Estate Lien Note dated August 26, 2021, in the original principal amount of \$65,000.00, executed by Richard Gutierrez and Jessica Trevino and payable to the order of The State National Bank of Groom; (2) all of the debts, obligations and liabilities of Richard Gutierrez and/or Jessica Trevino to The State National Bank of Groom, now or hereafter existing, however evidenced and joint, several, joint and several, certain or contingent; (3) all debts, obligations and liabilities arising pursuant to the provisions of the Deed of Trust or any loan agreement, security agreement or other instrument or agreement now or hereafter evidencing, securing or relating to the Obligation or any portion thereof; (4) all costs and expenses incurred by Beneficiary including reasonable attorney's fees, in connection with the collection of any indebtedness or enforcement of the Obligation; and (5) any and all renewals, extensions, or other modifications of the Obligation.

The State National Bank of Groom is the current owner and holder of the Obligation and is the Beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the Beneficiary, The State National Bank of Groom, at 99 Broadway Avenue, Groom, Texas 79039.

7. **Default and Request to Act.** Default has occurred under the Deed of Trust, and the Beneficiary has requested Weston W. Wright and/or Mindi L. McLain, as Substitute Trustee, conduct this sale, each being authorized and appointed to act independently and severally of the other, under and by virtue of the Deed of Trust. Notice is given that before the sale the Beneficiary may appoint another person or persons as Substitute Trustee to conduct the sale.

8. **Statutory Notice of Servicemember Rights. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on**

**active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

DATED this the 16th day of April, 2024.

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

By: Mindi L. McLain  
Mindi L. McLain  
State Bar No. 24066814  
Weston W. Wright  
State Bar No. 24060972

2024NOTS0075 NOTTS Total Pages: 1  
04/16/2024 12:32 PM Clerk - Potter County, TX  
Suite South County Clerk - Potter County, TX

### 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. 7, BLOCK NO. 34, HAMLET UNIT NO. 4, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, OF RECORD IN VOLUME 695, PAGE 133, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/21/2001 and recorded in Book 3128 Page 577 Document 00960303 real property records of Potter County, Texas. Re-filed in Book 4071 Page 36 real property records of Potter County, Texas. Re-filed in Document 01143335 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: 05/07/2024

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.

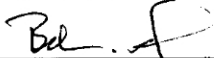
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 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 VIRGIL LEON BROWN AND BRIDGETTE BROWN, provides that it secures the payment of the indebtedness in the original principal amount of \$39,200.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank National Association, as Trustee for Morgan Stanley Dean Witter Capital I Inc. Trust 2002-NC1 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank National Association, as Trustee for Morgan Stanley Dean Witter Capital I Inc. Trust 2002-NC1 c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Order to Foreclose.** U.S. Bank National Association, as Trustee for Morgan Stanley Dean Witter Capital I Inc. Trust 2002-NC1 obtained a Order from the 181st - Potter County District Court of Potter County on 01/22/2024 under Cause No. 111819-B-CV. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. **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.



A Debtor who is serving on active duty in the military may have special rights or relief related to this notice under federal law, including the SERVICEMEMBERS CIVIL RELIEF ACT (50 U.S.C. app. Section 501, et. seq.) and state law, including Section 51.015 of the 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 immediately.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** April 12, 2024

**PROMISSORY NOTE:**  
Date: September 14, 2022  
Maker: M & G Transportation, LLC  
Payee: Interstate Bank  
Principal Amount: \$274,000.00

**DEED OF TRUST:**  
Date: September 14, 2022  
Grantor: M & G Transportation, LLC  
Trustee: Mike Blasingame  
Beneficiary: Interstate Bank  
Recording Information: Recorded in/under Instrument No.2022OPR0012841,  
Official Public Records of Potter County, Texas

**LENDER:** Interstate Bank

**BORROWER:** M & G Transportation, LLC

**PROPERTY:** The West 75 feet of the North 150 feet of the South 300 feet of Tract No. 8, Olsen Subdivision, an Addition to the City of Amarillo, Potter County, Texas, According to the recorded map or plat thereof, of record in Volume 151, Page 443, of the Deed Records of Potter County, Texas

**SUBSTITUTE TRUSTEE:** Erica Anderson  
Mailing Address: 500 S. Taylor, Ste. 800  
Amarillo, Texas 79101

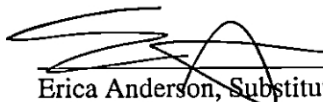
**DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:**  
May 7, 2024, being the first Tuesday of the month, to commence at 1:00 p.m., or within three hours thereafter.

**PLACE OF TRUSTEE'S SALE OF PROPERTY:**

THE PROPERTY TO BE SOLD IS SITUATED IN POTTER COUNTY, TEXAS. THE PROPERTY TO BE SOLD WILL BE SOLD BY THE UNDERSIGNED SUBSTITUTE TRUSTEE AT THE 11TH FLOOR AUDITORIUM, SANTA FE BUILDING, LOCATED AT 9TH & POLK, AS DESIGNATED BY THE POTTER COUNTY COMMISSIONERS COURT IN ITS JULY 22, 2013 RESOLUTION.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures payment of the Promissory Note. Lender has requested the Trustee or any duly appointed Substitute Trustee, to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

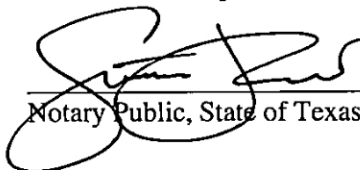
Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, the Substitute Trustee or any duly appointed successor substitute trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust. The Substitute Trustee has not made and will not make any covenants, warranties, or representations concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.

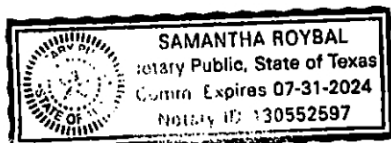
  
Erica Anderson, Substitute Trustee

**ACKNOWLEDGMENT**

STATE OF TEXAS            )  
COUNTY OF POTTER        )

This instrument was acknowledged before me on April 12, 2024, by Erica Anderson, Substitute Trustee.

  
Notary Public, State of Texas



A debtor who is serving on active duty in the military may have special rights or relief related to this notice under federal law, including the SERVICEMEMBERS CIVIL RELIEF ACT (50 U.S.C. app. Section 501, et. seq.) and state law, including Section 51.015 of the 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 immediately.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** April 16, 2024

**PROMISSORY NOTES:**

Date: January 6, 2021  
Makers: Randy Hines. M.D., P.A.  
Payee: Herring Bank  
Principal Amount: \$154,132.35

Date: February 28, 2017  
Makers: Randy Hines. M.D., P.A.  
Payee: Herring Bank  
Principal Amount: \$160,000.00

**DEEDS OF TRUST:**

Date: March 6, 2018  
Grantor: Randy Hines. M.D., P.A.  
Trustee: Andy D. Nenstiel  
Beneficiary: Herring Bank  
Recording Information: Recorded in/under Instrument No. 2021OPR0000480, Official Public Records of Potter County, Texas

Date: February 28, 2017  
Grantor: Randy Hines. M.D., P.A.  
Trustee: Rob Parker  
Beneficiary: Herring Bank  
Recording Information: Recorded in/under Instrument No. 2017OPR0003294, Official Public Records of Potter County, Texas

**LENDER:** Herring Bank

**BORROWER:** Randy Hines. M.D., P.A.

**PROPERTY:** A tract of land out of Tracts 9 and 10, Los Altos Addition to the City of Amarillo and being in Section 10, Block 9, BS&F Survey, Potter County, Texas, described by metes and bounds as follows:

BEGINNING at 1/2inch iron pipe found 30.00 feet North of the South-Line of said Section 10, whence an "X" in concrete marking the Southwest corner of said Tract 10 bears N 89° 47' 00" W, 275.00 feet, said 1/2 inch iron pipe is the beginning corner of this tract.

THENCE N 00° 13' 00" E. along the West-right-of-way line of Medical Drive, a distance of 97.41 feet to a 1/2 inch iron rod found with cap stamped "KEYS RPLS 2507";

THENCE N 44° 47' 00" W. continuing along the Southwest right-of-way line of Medical Drive, a distance of 88.51 feet to a steel valve stem driven in an asphalt paved parking lot:

THENCE N 89° 47' 00" W. a distance of 22.41 feet to a PK nail found for the Northwest corner of this tract;

THENCE S 00° 13' 00" W. a distance of 160.00 feet to a punch mark found in the South side of a 6-inch concrete curb marking the South boundary of an asphalt parking lot;

THENCE S 89° 47' 00" E, a distance of 85.00 feet along the North right-of-way line of SW 9th Avenue to the BEGINNING CORNER.

**SUBSTITUTE TRUSTEE:** Erica Anderson  
Mailing Address: 500 S. Taylor, Ste. 800  
Amarillo, Texas 79101

**DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:**

May 7, 2024, being the first Tuesday of the month, to commence at 1:00 p.m., or within three hours thereafter.

**PLACE OF TRUSTEE'S SALE OF PROPERTY:**

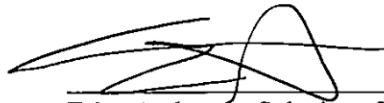
THE PROPERTY TO BE SOLD IS SITUATED IN POTTER COUNTY, TEXAS. THE PROPERTY TO BE SOLD WILL BE SOLD BY THE UNDERSIGNED SUBSTITUTE TRUSTEE AT THE 11TH FLOOR AUDITORIUM, SANTA FE BUILDING, LOCATED AT 9TH & POLK, AS DESIGNATED BY THE POTTER COUNTY COMMISSIONERS COURT IN ITS JULY 22, 2013 RESOLUTION.

Default has occurred in the payment of the Promissory Notes and in the performance of the obligations of the Deeds of Trust, which secures payment of the Promissory Notes. Because of



such default, Lender has requested the Trustee or any duly appointed Substitute Trustee, to sell the Property in accordance with the terms of Deeds of Trust and applicable law.

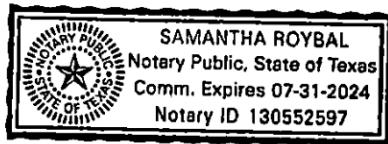
Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, the Substitute Trustee or any duly appointed successor substitute trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Deeds of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deeds of Trust. The Substitute Trustee has not made and will not make any covenants, warranties, or representations concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deeds of Trust. The Property shall be sold "AS IS, WHERE IS," and WITH ALL FAULTS.

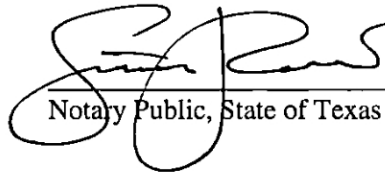
  
Erica Anderson, Substitute Trustee

**ACKNOWLEDGMENT**

STATE OF TEXAS            )  
COUNTY OF POTTER        )

This instrument was acknowledged before me on April 16, 2024, by Erica Anderson, Substitute Trustee.



  
Notary Public, State of Texas

**NOTICE OF TRUSTEE'S FORECLOSURE SALE**

WHEREAS, heretofore to-wit, on September 13, 2010, James Sims and Tabitha Sims, executed and delivered a certain Deed of Trust conveying to Ben Spear, Trustee, the real estate hereinafter described to secure Spearco Corporation, in the payment of a debt in said Deed of Trust described, said Deed of Trust being recorded under Clerk's File No. 01182009 on September 30, 2010, of the Official Public Records of Potter County, Texas; and;

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

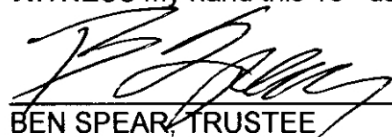
NOW, THEREFORE, notice is hereby given that on Tuesday, the 7th day of May 2024, between 10:00 am and 4:00 pm, I will sell said real estate in the Potter County Santa Fe Building, to the highest bidder for cash.

Said real estate being described as follows: In the County of Potter, State of Texas:

Security for Payment: Deed of Trust on the following described property:

Lot 24, Block 2, Hamlet Addition Unit #1, City of Amarillo, Potter County, Texas.  
1515 Maple Amarillo Texas 79107.

WITNESS my hand this 16<sup>th</sup> day April, 2024.



BEN SPEAR, TRUSTEE  
Spearco Corporation  
2117 S. Hughes  
Amarillo TX 79109  
806-400-2899

