

THE FOLLOWING  
**“NOTICE OF TRUSTEE’S SALE”**  
WERE SCANNED AND PLACED ON THE WEBSITE BY THE  
POTTER COUNTY CLERK ON:  
[August 14th, 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>Grantor</b>
2024NOTS0107	6/6/2024 8:57	HECK SHANNON TRUSTEE	HECK SHANNON TRUSTEE
2024NOTS0125	6/13/2024 10:53	HOOPER JENNIFER TRUSTEE	HOOPER JENNIFER TRUSTEE
2024NOTS0128	6/20/2024 11:19	CHERY LOUNDIE TRUSTEE	CHERY LOUNDIE TRUSTEE
2024NOTS0129	6/20/2024 11:19	SANDOVAL MONICA TRUSTEE,HECK SHANNON TRUSTEE	SANDOVAL MONICA TRUSTEE,HECK SHANNON TRUSTEE
2024NOTS0130	6/27/2024 12:54	MACKIE L KELLER ATTY	MACKIE L KELLER ATTY
2024NOTS0136	7/9/2024 10:53	MACKIE L KELLER ATTY	MACKIE L KELLER ATTY
2024NOTS0138	7/11/2024 10:32	SAUCEDO ISRAEL TRUSTEE	SAUCEDO ISRAEL TRUSTEE
2024NOTS0139	7/11/2024 10:32	TAHERZADEH SELIM H ATTY	TAHERZADEH SELIM H ATTY
2024NOTS0146	7/15/2024 10:11	SISSAC CANDACE ESQ TRUSTEE	SISSAC CANDACE ESQ TRUSTEE
2024NOTS0157	7/25/2024 13:27	GARCIA ANTHONY ADAN ATTY,BAZALDUA JOSE TRUSTEE	GARCIA ANTHONY ADAN ATTY,BAZALDUA JOSE TRUSTEE
2024NOTS0159	8/7/2024 14:39	MORGAN WILLIAMSON LLP,HARTMAN BAILEY ATTY	MORGAN WILLIAMSON LLP,HARTMAN BAILEY ATTY
2024NOTS0160	8/8/2024 11:19	BAZALDUA JOSE A TRUSTEE	BAZALDUA JOSE A TRUSTEE
2024NOTS0161	8/8/2024 11:19	BAZALDUA JOSE TRUSTEE	BAZALDUA JOSE TRUSTEE
2024NOTS0162	8/8/2024 11:19	SAUCEDO ISRAEL TRUSTEE	SAUCEDO ISRAEL TRUSTEE
2024NOTS0164	8/8/2024 12:17	WEIR PATRICK S TRUSTEE	WEIR PATRICK S TRUSTEE
2024NOTS0165	8/9/2024 11:47	MOSLEY MARK L TRUSTEE	MOSLEY MARK L TRUSTEE
2024NOTS0166	8/12/2024 15:04	GLENN ROBERT III TRUSTEE	GLENN ROBERT III TRUSTEE
2024NOTS0167	8/12/2024 15:04	GLENN ROBERT III TRUSTEE	GLENN ROBERT III TRUSTEE
2024NOTS0168	8/12/2024 15:05	GLENN ROBERT III TRUSTEE	GLENN ROBERT III TRUSTEE
2024NOTS0169	8/13/2024 10:10	HECK SHANNON TRUSTEE	HECK SHANNON TRUSTEE
2024NOTS0170	8/13/2024 10:33	OLSON HAYDEN C TRUSTEE	OLSON HAYDEN C TRUSTEE
2024NOTS0171	8/13/2024 10:33	OLSON HAYDEN C TRUSTEE	OLSON HAYDEN C TRUSTEE

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 24-31215

2024NOTS0107 NOTTS  
06/06/2024 08:57 AM Total Pages: 2  
Julie Smith, County Clerk - Potter County, TX



## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 9/2/2016, Rosemary Donohue and Earl Pippin, Jr., all as Joint Tenants, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of The Jackson Law Firm, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Right Start Mortgage Inc., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$64,804.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Right Start Mortgage Inc., which Deed of Trust is Recorded on 9/7/2016 as Volume 1299113, Book , Page , Loan Modification recorded on 5/02/2022 as Instrument No. 2022OPR0006250 in Potter County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**Lot 2, Block 72 of San Jacinto Heights, Amended, 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.**

Commonly known as: **108 S VIRGINIA ST AMARILLO, TX 79106**

**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 **Gabrielle Carrier, Jose A. Bazaldua, Ronnie Heck, Shannon Heck, Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

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

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **9/3/2024 at 10:00 AM**, or no later than three (3) hours after such time, in Potter County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **At the steps on the west side of the Potter County Courthouse located at 500 S. Fillmore, Amarillo, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court**

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



4818603

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

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

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

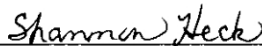
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

WITNESS, my hand this 6/5/2024

WITNESS, my hand this June 6, 2024



By: Hung Pham, Trustee Sale Specialist  
Carrington Foreclosure Services, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806



By: Substitute Trustee(s)  
Gabrielle Carrier, Jose A. Bazaldua, Ronnie Heck,  
Shannon Heck  
C/O Carrington Foreclosure Services, LLC  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a 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: September 3, 2024

TIME: 10:00 AM

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

2. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 50.009 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.

3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 22, 2020 and recorded as Instrument Number 2020OPR0004975, real property records of Potter County, Texas.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Charles K. Roe and Letha Roe, securing the payment of the indebtedness in the original principal amount of \$71,677.00, and obligations therein described including but not limited to the promissory note; and all modifications renewals and extensions of the promissory note. Village Capital & Investment, LLC is the current mortgagee of the note and deed of trust or contract lien.

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

6. **Property to be Sold.** The property to be sold is described as follows:  
The West 45 feet of Lot No. 6 In Block No. 35, of Humphreys Highlands Addition, an addition to the City of Amarillo in Potter County, Texas, according to the map or plat thereof, recorded in Volume 139, Page 59 of the Deed Records of Potter County, Texas.

7. **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 Services is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. Village Capital & Investment LLC as Mortgage Servicer, is representing the current mortgagee, whose address is:

2024NOTS0125 NOTTS  
06/13/2024 10:53 AM Total Pages: 2  
Julie Smith County Clerk - Potter County, TX




3700 SE 14TH AVE  
Amarillo, TX 79104

**2550 Paseo Verde Parkway  
Suite 100  
Henderson, Nevada 89074**

8. **Appointment of Substitute Trustee.** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint Jennifer Hooper, Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Gabrielle Carrier, whose address is c/o Brock & Scott, 4225 Wingren Drive, Suite 105, Irving, TX 75602, Substitute Trustee to act under and by virtue of said Deed of Trust.
9. **Limitation of Damages.** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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

Date: 6/10/2024

  
Jennifer Hooper

**Certificate of Posting**

I am \_\_\_\_\_ whose address is \_\_\_\_\_. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of [Substitute] Trustees 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.

\_\_\_\_\_  
Declarant's Name: \_\_\_\_\_  
Date: \_\_\_\_\_

## Notice of [Substitute] Trustee Sale

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

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

**Date:** 09/03/2024

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

**Place:** Potter County, Texas at the following location: **At the steps on the west side of the Potter County Courthouse located at 500 S. Fillmore, Amarillo, Texas, TX OR AS MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Property Address:** 802 SOUTH BIVINS STREET, AMARILLO, TX 79104

**2. Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 02/04/2000 and recorded 02/14/2000 in Book 2939 Page 715 Document 920844, real property records of Potter County, Texas, with **ESMEL S. GARCIA AND WIFE, DEBRA GARCIA** grantor(s) and **WHISPERWOOD MORTGAGE, L.L.C.** as Lender, **PHH MORTGAGE CORPORATION** as Beneficiary.

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **ESMEL S. GARCIA AND WIFE, DEBRA GARCIA**, securing the payment of the indebtedness in the original principal amount of **\$36,248.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** is the current mortgagee of the note and deed of trust or contract lien.

2024NOTS0128 NOTTS  
06/20/2024 11:19 AM Total Pages: 3  
Julie Smith, County Clerk - Potter County, TX



TS No.: 2024-00855-TX  
24-000093-673

## Notice of [Substitute] Trustee Sale

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

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

**LOT 2, BLOCK 34, DENVER HEIGHTS ADDITION, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS ACCORDING TO THE RECORDED MAP OR PLAT THEREOF RECORDED IN VOLUME 29, PAGE 101, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.**

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

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



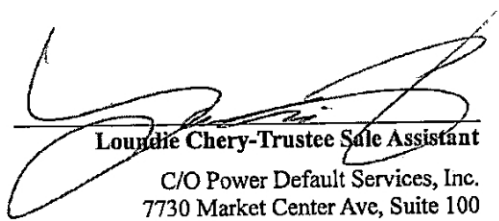
TS No.: 2024-00855-TX  
24-000093-673

## Notice of [Substitute] Trustee Sale

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

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

Date: June 17, 2024



Loundie Chery-Trustee Sale Assistant

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

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

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

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

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 24-31194

2024NOTS0129 NOTTS  
06/20/2024 11:19 AM Total Pages: 2  
Julie Smith, County Clerk - Potter County, TX



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

**WHEREAS**, on 5/17/2016, Matthew Lazaro and Sierra lazaro, as Community Property, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of The Jackson Law Firm, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Right Star Mortgage Inc., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$73,149.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Right Star Mortgage Inc., which Deed of Trust is Recorded on 5/18/2016 as Volume 1293110, Book , Page , in Potter County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**Lot 6. Block 25, of Denver Heights Addition, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 29, Page 101, of the Deed Records of Potter County, Texas.**

Commonly known as: **710 S NELSON ST AMARILLO, TX 79104**

**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 **Gabrielle Carrier, Jose A. Bazaldua, Ronnie Heck, Shannon Heck, Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

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

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **9/3/2024 at 10:00 AM**, or no later than three (3) hours after such time, in **Potter County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **At the steps on the west side of the Potter County Courthouse located at 500 S. Fillmore, Amarillo, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court**

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

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



4819430

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

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

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

WITNESS, my hand this 6/18/2024

WITNESS, my hand this June 20, 2024

Monica Sandoval

By: Monica Sandoval, Trustee Sale Specialist,  
Team Lead  
Carrington Foreclosure Services, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

Shannon Heck

By: Substitute Trustee(s)  
Gabrielle Carrier, Jose A. Bazaldua, Ronnie Heck,  
Shannon Heck  
C/O Carrington Foreclosure Services, LLC  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

**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 38 BLOCK 65 HAMLET UNIT 7 AN ADDITION TO THE CITY OF AMARILLO POTTER COUNTY TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 695 PAGE 507 OF THE DEED RECORDS OF POTTER COUNTY TEXAS

2 **Instrument to be Foreclosed** The instrument to be foreclosed is the Deed of Trust dated 09/15/2021 and recorded in Document 2021OPR0015951 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 09/03/2024

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 AMANDA MAE GONZALES provides that it secures the payment of the indebtedness in the original principal amount of \$94,162.00 and obligations therein described including but not limited to (a) the promissory note and (b) all renewals and extensions of the note NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer A servicing agreement between the mortgagee whose address is NewRez LLC d/b/a Shellpoint Mortgage Servicing c/o SHELLPOINT MORTGAGE SERVICING 17000 Katy Freeway Suite 300 Houston TX 77094 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 177 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 PC  
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  
Estor Gonzales Attorney at Law  
Kerla Bellu 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 177 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

2024NOTS0130 NOTTS  
09/27/2024 12:54 PM 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: 09/03/2024

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.

2024NOTS0136 NOTTS  
07/09/2024 10:53 AM Total Pages: 1  
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.**

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

Date: September 03, 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 March 22, 2023 and recorded in Document INSTRUMENT NO. 2023OPR0003552 real property records of POTTER County, Texas, with ERIC SMITH, UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

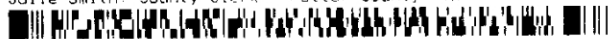
**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ERIC SMITH, UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$179,193.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

2024NOTS0138 NOTTS  
07/11/2024 10:32 AM Total Pages: 3  
Julie Smith, County Clerk - Potter County, TX



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

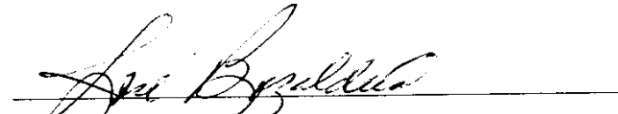
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JONATHAN SCHENDEL, ANGIE USELTON, CHARLES GREEN, LISA BRUNO, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, JOSHUA SANDERS, MATTHEW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



Israel Saucedo

**Certificate of Posting**

My name is 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 7-11-2024 I filed at the office of the POTTER County Clerk and caused to be posted at the POTTER County courthouse this notice of sale.

  
Declarants Name: Jose Bazaldua  
Date: 7-11-2024

312 PARK AVENUE  
AMARILLO, TX 79108

0000010187193

0000010187193

POTTER

**EXHIBIT "A"**

THE NORTH 200 FEET OF TRACT 6, PARK SUBDIVISION OF TRACTS 7, 8 AND 9 OF THE FORD'S REVISED SUBDIVISION OF PLEASANT VALLEY, AND ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, OF RECORD IN VOLUME 151, PAGE 238 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.



## NOTICE OF TRUSTEE'S SALE

### DEED OF TRUST INFORMATION:

<b>Grantor(s)</b>	Johnnie Edwards	<b>Deed of Trust Date</b>	November 17, 2005
<b>Original Mortgagee</b>	Financial Freedom Senior Funding Corporation, a subsidiary of IndyMac Bank, F.S.B.	<b>Original Principal</b>	\$46,500.00
<b>Recording Information</b>	Instrument #: 01066235 Book #: 3681 Page #: 720 in Potter County, Texas	<b>Original Trustee</b>	Robert K. Fowler, Brown, Fowler & Alsop
<b>Property Address</b>	1602 N. Hughes Street, Amarillo, TX 79107	<b>Property County</b>	Potter

### MORTGAGE SERVICER INFORMATION:

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

### SALE INFORMATION:

<b>Date of Sale</b>	09/03/2024
<b>Time of Sale</b>	10:00 AM or no later than 3 hours thereafter
<b>Place of Sale</b>	The 11th floor auditorium, Santa Fe Building, located at 9th & Polk in Potter County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Potter County Commissioner's Court.
<b>Substitute Trustees</b>	Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Auction.com, Antonio Bazaldua, Jose A. Bazadua, Susan Bowers, Shannon Heck, Ronnie Heck, Selim Taherzadeh, or Michael Linke, any to act
<b>Substitute Trustees' Address</b>	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

### PROPERTY INFORMATION:

**Legal Description as per the Deed of Trust:**  
**LOT NO. 8, BLOCK NO. 7, NORTH HEIGHTS 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 18, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.**

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

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

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

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale

2024NOTS0139 NOTTS  
 07/11/2024 10:32 AM Total Pages: 2  
 Julie Smith, County Clerk - Potter County, TX

## NOTICE OF TRUSTEE'S SALE

---

shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

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

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

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

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

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

Dated July 10, 2024.

*/s/ Selim H. Taherzadeh* \_\_\_\_\_

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

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

**NOTICE OF DEFAULT AND FORECLOSURE SALE**

WHEREAS, on December 29, 2008, a certain Deed of Trust was executed by L.E. Touchon, Dena Touchon, as Trustor(s), in favor of Bank of America, N.A., a National Banking Association, as Trustee, and Secretary of Housing and Urban Development as Beneficiary, and was recorded on January 13, 2009, in Book 4067 or Page 133 in the Office of the Recorder of Potter County, Texas; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated January 29, 2019, and recorded on January 29, 2019, under 2019OPR001253, in the Official Public Records of Potter County, TX; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that payments were not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of April 22, 2024 is \$ 128, 607.23; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR Part 27 subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on June 28, 2021, under Document Number 2021OPR0009564, notice is hereby given that, on **September 3, 2024 at 10:00 am local time**, all real and personal property at or used in connection with the following described premises ("Property"), will be sold at public auction to the highest bidder(s):

SEE ATTACHED EXHIBIT "A"

Commonly known 2219 SE 23RD AVE AMARILLO, TX 79103  
as:  
Permanent Parcel Number: 133282

The sale will be in the **at the steps on the west side of the Potter County Courthouse located at 500 S. Fillmore, Amarillo, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

The United States Secretary of Housing and Urban Development will bid an amount to be determined.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser(s) will pay, at or before closing, his (their) pro-rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders, except the Secretary, must submit a deposit totaling 10% of the purchase price in the form of a certified check or cashier's check made out to the United States Secretary of Housing and Urban Development (HUD). Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of 10% of the purchase price must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder(s) will pay all conveyancing fees, all real estate and other taxes that are due on or after the date of closing and

all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidder(s) will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15 day increments for a fee paid in advance. The extension fee shall be paid in the form of a certified or cashier's check made payable to the United States Secretary of Housing and Urban Development (HUD). If the high bidder(s) close(s) the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due at closing.

If the high bidder(s) is/are unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidders' deposit may be forfeited, or the high bidder may be liable to the Secretary for any costs incurred as a result of such failure, and the Commissioner may, at the direction of the HUD Field Office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

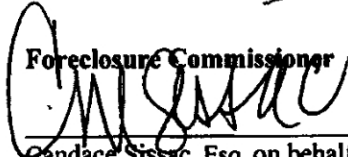
The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure

sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the United States Secretary of Housing and Urban Development HUD, before public auction of the property is completed.

In the case of a foreclosure involving a monetary default, the amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is the entire amount of principal and interest which would be due if payments under the mortgage had not been accelerated. In the case of a foreclosure involving a non-monetary default, the amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is (i) all amounts due under the mortgage agreement (excluding additional amounts which would have been due if mortgage payments had been accelerated); (ii) all amounts of expenditures secured by the mortgage; and (iii) all costs of foreclosure incurred for which payment from the proceeds of foreclosure is provided in 12 U.S.C. 3751, including advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out of pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: July 11, 2024

**Foreclosure Commissioner**  


Candace Sissac, Esq. on behalf of  
JAMES E. ALBERTELLI, P.A.  
HUD Foreclosure Commissioner  
6565 N MacArthur Blvd, Suite 470  
Irving, TX 75039  
Phone: 469-804-8457  
Fax: 469-804-8462  
[cssisac@alaw.net](mailto:cssisac@alaw.net)

Acknowledgment

State of TEXAS )  
County of DALLAS )

Before me the undersigned authority, on this day personally appeared Candace Sissac, known to me (or proved to me through an identity card or other document) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal on this 11<sup>th</sup> day of July, 2024.

(Seal) Kim G. Cavanaugh

Notary Public  
My Commission Expires:

24-008060



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

LOT 35, BLOCK 12, LAWNSDALE UNIT 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.





**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**POTTER County**

**Deed of Trust Dated:** November 3, 2016

**Amount:** \$91,339.00

**Grantor(s):** ALLAN RILEY

**Original Mortgagee:** FIRST MORTGAGE COMPANY, L.L.C.

**Current Mortgagee:** SERVBANK, SB

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

**Recording Information:** Document No. 1302288; CORRECTION AFFIDAVIT RECORDED 07/18/2024, UNDER DOCUMENT NO. 2024OPR0008958.

**Legal Description:** LOT 27, BLOCK 21, WESTGATE ADDITION UNIT NO. 3, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAT OR PLAT THEREOF, RECORDED IN VOLUME 695, PAGE 299, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

**Date of Sale:** September 3, 2024 between the hours of 10:00 AM and 1:00 PM.

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

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

JONATHAN SCHENDEL OR ANGIE USELTON, DAVID RAY, SHANNON HECK, RONNIE HECK, ANTONIO BAZALDUA, SUSAN BOWERS, PATRICK ZWIERS, CHARLES GREEN, LISA BRUNO, CONRAD WALLACE, KRISTOPHER HOLUB, DANA KAMIN, JOSHUA SANDERS, MATTHEW HANSEN, ALEENA LITTON, RAMIRO CUEVAS, JAMI GRADY, BOBBY FLETCHER, DAVID RAY, BRUCE MILLER, GABRIELLE CARRIER, ISRAEL CURTIS, CHRISTY RUSSELL, OR JOSE A. BAZALDUA have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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

Anthony Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2024-002085

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

## NOTICE OF FORECLOSURE SALE

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

1. **Property to be Sold.** The property to be sold includes all such real property described in the below referenced Deed of Trust and further described to include, but not to limit, as follows:

Lot 6, Block 1, Pleasant Valley Unit No. 5, an Addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 151, Page 575, of the Deed Records of Potter County, Texas.

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

**Dated:** June 26, 2023  
**Grantor:** Devin Thomas Hughes, a single person  
**Beneficiary:** Centennial Bank, an Arkansas state bank d/b/a Happy State Bank, a Corporation  
**Recorded:** July 5, 2023, under Clerk's File No. 2023OPR0008318, of the Official Public Records of Potter County, Texas

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

**Date:** September 3, 2024  
**Time:** The sale shall begin no earlier than 11:00 o'clock, A.M. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 P.M.  
**Place:** On the eleventh floor auditorium in the Santa Fe Building located at 900 South Polk Street, Amarillo, Texas 79101



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

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "obligations") including but not limited to (1) Note in the original principal amount of \$179,000.00, executed by Devin Thomas Hughes, a single person, and payable to the order of Centennial Bank, an Arkansas state bank d/b/a Happy State Bank, a Corporation (the "Note"); (2) all renewals and extensions of the Note; and (3) any and all present and future indebtedness of Devin Thomas Hughes, a single person to Centennial Bank, an Arkansas state bank d/b/a Happy State Bank, a Corporation. Centennial Bank, an Arkansas state bank d/b/a Happy State Bank, a Corporation is the current owner and holder of the obligations and is the Beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the Beneficiary, Centennial Bank, an Arkansas state bank d/b/a Happy State Bank, a Corporation, 701 South Taylor Street, Amarillo, Texas 79101.

7. **Default and Request to Act.** Default has occurred under the Deed of Trust, and the Beneficiary has requested me, Samuel S. Karr, Bailey Hartman, C. Jared Knight, or Cathy Miller, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the Beneficiary may appoint another person as Substitute Trustee to conduct the sale.

8. **Statutory Notice of Servicemember Rights.** **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as**

a member of a reserve component of the armed forces of the United States,  
please send written notice of the active duty military service to the sender of this  
notice immediately.

DATED this the 29<sup>th</sup> day of July, 2024.

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

By: *Samuel S. Karr*  
Samuel S. Karr, State Bar No. 24007466  
Bailey Hartman, State Bar No. 24165916  
C. Jared Knight, State Bar No. 00794107  
Cathy Miller, State Bar No. 00790317

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 8/19/2005	<b>Grantor(s)/Mortgagor(s):</b> MARK ALLAN RINEHART AND WIFE, SOFIA RINEHART
<b>Original Beneficiary/Mortgagee:</b> AMARILLO NATIONAL BANK	<b>Current Beneficiary/Mortgagee:</b> BOKF, N.A.
<b>Recorded in:</b> Volume: 3643 Page: 24 Instrument No: 01058814	<b>Property County:</b> POTTER
<b>Mortgage Servicer:</b> Bank of Oklahoma, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 7060 S. Yale Avenue, Suite 200, Tulsa , OK 74136
<b>Date of Sale:</b> 9/3/2024	<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. FORTY (40), IN BLOCK NO. SIX (6), OF SUNRISE ADDITION, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN VOLUME 500, PAGE 65 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

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.**

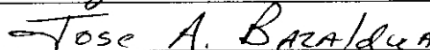
**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(f): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS 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: 8/7/2024

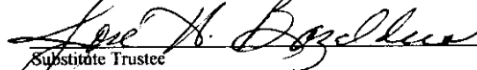


Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Bank of Oklahoma, N.A.

Dated: 8-8-2024



Printed Name:



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

2024NOTS0160 NOTTS  
08/08/2024 11:19 AM Total Pages: 1  
Julie Smith, County Clerk - Potter County, TX



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

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

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

Date: September 03, 2024

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 07, 2020 and recorded in Document INSTRUMENT NO. 2020OPR0001831 real property records of POTTER County, Texas, with DUSTIN S HANSEN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

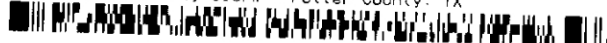
**4. Obligations Secured.** Deed of Trust or Contract Lien executed by DUSTIN S HANSEN, securing the payment of the indebtednesses in the original principal amount of \$380,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. TRUIST BANK 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. TRUIST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:


c/o TRUIST BANK  
1001 SEMMES AVENUE  
MAIL CODE RVW 3014  
RICHMOND, VA 23224

2024NOTS0161 NOTTS  
08/08/2024 11:19 AM Total Pages: 3  
Julie Smith, County Clerk - Potter County, TX



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

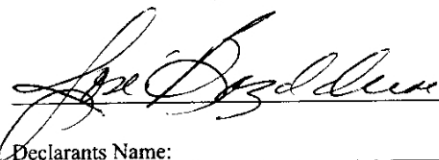
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOSE BAZALDUA, ANTONIO BAZALDUA, CHELSEA BROOKS, OR STACY RAPIER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP,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



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 8-8-2024 I filed at the office of the POTTER County Clerk and caused to be posted at the POTTER County courthouse this notice of sale.

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

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



211 BANKS DR  
AMARILLO, TX 79124

00000010208452

00000010208452

POTTER

**EXHIBIT "A"**

LOT 19, BLOCK 12 OF QUAIL CREEK ADDITION UNIT NO. 30, AN ADDITION TO THE CITY OF AMARILLO, BEING A 28.102 ACRE TRACT OF LAND LYING IN SECTION 25, BLOCK 9, B.S.& F. SURVEY, POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, OF RECORD IN VOLUME 4319, PAGE 535 OF THE OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS.

2500 ORANGE ST  
AMARILLO, TX 79107

0000009821182

**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: September 03, 2024

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 25, 2018 and recorded in Document INSTRUMENT NO. 2018OPR0007461 real property records of POTTER County, Texas, with CECELIA KAY SMITH MICKEY AKA KAY MICKEY A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

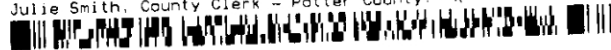
**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CECELIA KAY SMITH MICKEY AKA KAY MICKEY A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$86,250.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust 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. SELENE FINANCE, as Mortgage Servicer, is representing the current mortgagee, whose address is:

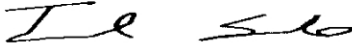
c/o SELENE FINANCE  
3501 OLYMPUS BLVD  
5TH FLOOR, SUITE 500  
DALLAS, TX 75019

2024NOTS0162 NOTTS  
08/08/2024 11:19 AM Total Pages: 3  
Julie Smith, County Clerk - Potter County, TX



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

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



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 8-8-2020 I filed at the office of the POTTER County Clerk and caused to be posted at the POTTER County courthouse this notice of sale.



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

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

2500 ORANGE ST  
AMARILLO, TX 79107

0000009821182

0000009821182

POTTER

**EXHIBIT "A"**

LOT NUMBER SIXTEEN (16), IN BLOCK NUMBER THIRTY-SEVEN (37), OF THE CORRECTED PLAT OF HAMLET ADDITION UNIT NUMBER FOUR (4), AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, RECORD IN VOLUME 695, PAGE 133 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: August 8, 2024  
Substitute Trustee: Patrick S. Weir  
Substitute Trustee's Address: 905 S. Fillmore, Ste. 530  
Amarillo, TX 79101

**Deed of Trust:**

Date: November 1, 2010  
Grantor: Mary Carrasco  
Mortgagee: Overhead Properties LLC  
Recording information: Volume 4269 Page 395 of the Official Public Records of  
Potter County, Texas

Property: Lot 7, Block 6, of Hunnicutt & Johnson Unit No. 2, an  
Addition to the City of Amarillo, Potter County, Texas,  
according to the map or plat thereof recorded in  
Volume 500, Page 557, of the Deed Records of Potter  
County, Texas (1961 S Woodland St., Amarillo TX, 79103)

County: Potter

Date of Sale  
(first Tuesday of month): September 3, 2024

Time of Sale: The Sale will begin at 3:00 p.m.

Place of Sale: 11th Floor Auditorium, Santa Fe Building located at 9th and  
Polk or as designated by the Potter County Commissioners

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.

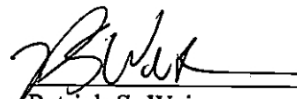
2024NOTS0164 NOTTS  
08/08/2024 12:17 PM Total Pages: 2  
Julie Smith, County Clerk - Potter County, TX  


Heather Esensee is Trustee under the Deed of Trust; Mortgagee has appointed Patrick S. Weir as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEES 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.

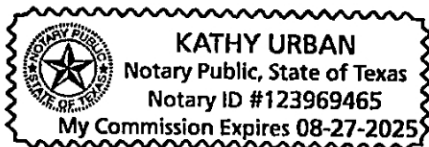
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in Section 51.016 of the Texas Property Code.

SUBSTITUTE TRUSTEE:

  
Patrick S. Weir

STATE OF TEXAS           §  
  §  
COUNTY OF POTTER     §

SUBSCRIBED AND SWORN TO before me on this 8<sup>th</sup> day of August, 2024, by Patrick S. Weir.



  
Notary Public, State of Texas

**NOTICE OF TRUSTEE'S SALE**

Date: August 9, 2024

**Deed of Trust:**

Date: July 31, 2023  
Grantor: Ramon Pellar  
Beneficiary: Thomas L. Schimpf, Trustee of the Schimpf Living Trust  
Trustee: Mark L. Mosley  
Recording Information: Deed of Trust recorded under Clerk's File No.2023OPR0009447, of the Official Public Records of Potter County, Texas.

Property:  
Lot 26, Block 2, U-Anchor Subdivision, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, recorded in Volume 151, Page 534, of the Deed Records of Potter County, Texas. (Also known as 1546 Parr St., Amarillo, Texas.)

**Note:**

Date: July 31, 2023  
Amount: \$45,875.00  
Maker: Ramon Pellar  
Payee: Thomas L. Schimpf, Trustee of the Schimpf Living Trust

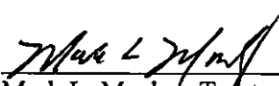
Date of Sale of Property (first Tuesday of month): September 3, 2024

Earliest Time of Sale of Property: Between 1:00 p.m. and 4:00 p.m.

Place of Sale of Property: In the ballroom on the 11<sup>th</sup> floor of the Santa Fe Building, 900 S. Polk, Amarillo, Texas 79101, or other place as designated by the commissioners' court.

Conditions of Sale: Because of default in the performance of the obligations of the Deed of Trust, Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at 1:00 p.m. as stated above or within three (3) hours after that time.

**THE PROPERTY WILL BE SOLD "AS IS" WITHOUT ANY WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THAT OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE OR USE.**

  
\_\_\_\_\_  
Mark L. Mosley, Trustee

STATE OF TEXAS

§

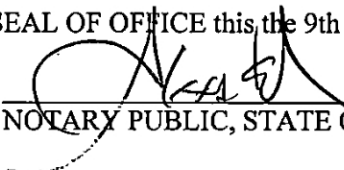
COUNTY OF RANDALL

§

§

BEFORE ME, the undersigned authority on this day personally appeared Mark L. Mosley, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in his said capacity for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 9th day of August 2024.

  
NOTARY PUBLIC, STATE OF TEXAS





**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: August 1, 2024

SECURITY INSTRUMENT: Deed of Trust  
Date: June 30, 2017  
Grantor: Magdalena Luccero and husband, Enrique Elizalde  
Lender: Amarillo National Bank  
Trustee: W. Wade Porter  
Substitute Trustee: Robert Glenn III, Garland D. Sell, Kerry McLain  
Recorded: Clerk's File No. 2017OPR0010216,  
Official Public Records of Potter County, Texas

PROPERTY: **Lot 1, Block 48, Martin Addition Unit No. 12, an Addition to the City of Amarillo in Potter County, Texas, according to the map or plat thereof recorded in Volume 500, Page 579 of the Deed Records of Potter County, Texas, which currently has the address of 2119 N. Highland Street, 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: September 3, 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

2024NOTS0166 NOTTS  
08/12/2024 03:04 PM Total Pages: 1  
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.**

DATE: August 1, 2024

SECURITY INSTRUMENT: Deed of Trust  
Date: October 20, 2011  
Grantor: Britani Huff, a single female  
Beneficiary: Amarillo National Bank  
Trustee: J. Gregg Jordan  
Substitute Trustee: Robert Glenn III, Garland D. Sell, and Kerry McLain  
Recorded: Volume 4362, Page 570 in the Official Public Records of Potter County, Texas

PROPERTY: **Lot 3, Block 3, Pleasant Valley, Unit No. 6, a subdivision out of Section 159, Block 2, AB&M Survey in Potter County, according to the map or plat thereof, recorded in Volume 500, Page 537, Deed Records, Potter County, Texas. which has the address of 4854 Morning Drive, Amarillo, TX 79108.**

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: September 3, 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.**

**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

2024NOTS0167 NOTTS  
08/12/2024 03:04 PM Total Pages: 1  
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.**

DATE: August 12, 2024

SECURITY INSTRUMENT: Deed of Trust  
Date: February 25, 2008  
Grantor: George Lopez and wife, Dana Lopez  
Lender: Amarillo National Bank  
Trustee: J. Gregg Jordan  
Substitute Trustee: Robert Glenn III, Garland D. Sell, Kerry McLain  
Recorded: Volume 3973, Page 696, Official Public Records of Potter County, Texas

PROPERTY: **The West 75 Feet by 307.5 Feet of Lot 9, Block 7, Pleasant Valley Unit 1, an Addition to the City of Amarillo, POTTER County, Texas, according to the map or plat thereof recorded in Vol. 151, Page 92, of the Records of POTTER County, Texas, which has the address of 1120 E. Bonita Avenue, Amarillo, TX 79108.**

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: September 3, 2024

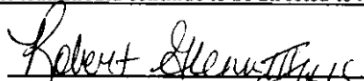
EARLIEST TIME SALE WILL BEGIN: 10:00 a.m. or within three hours after that time.

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

2024NOTS0168 NOTTS  
08/12/2024 03:05 PM Total Pages: 1  
Julie Smith, County Clerk - Potter County, TX

Longhorn/Gutierrez-R 11263

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: August 12, 2024

NOTE:

DATE: Effective as of November 23, 2020, regardless of the date actually executed by the undersigned  
AMOUNT: \$109,000.00  
MAKER: Ricardo Gutierrez  
PAYEE: Panhandle Plains Development LLC

DEED OF TRUST:

DATE: Effective as of November 23, 2020, regardless of the date actually executed by the undersigned  
GRANTOR: Ricardo Gutierrez  
BENEFICIARY: Panhandle Plains Development LLC  
COUNTY WHERE PROPERTY IS LOCATED: Potter  
TRUSTEE: M. E. Brooks  
RECORDING INFORMATION: Document No. 2020 OPR0015330, Official Public Records of Potter County, Texas

PROPERTY: Lots 3 and 4, Block 1, of Pleasant Valley Unit No. 4, a subdivision of part of the Northeast Quarter of Section 159, Block 2, AB&M Survey, Potter County, Texas, as shown by the map or plat thereof of record in Volume 151, Page 337, of the Deed Records of Potter County, Texas.

LENDER/HOLDER NOW: Longhorn Money Services, LLC

BORROWER/DEBTOR NOW: Ricardo Gutierrez

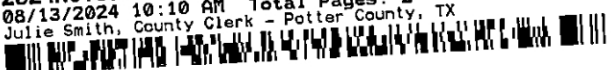
SUBSTITUTE TRUSTEE: Shannon Heck or Ronnie Heck or David Garvin

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth, TX 76179

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

September 3, 2024, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

2024NOTS0169 NOTTS  
08/13/2024 10:10 AM Total Pages: 2  
Julie Smith, County Clerk - Potter County, TX



PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

"In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

**ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011**

**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.**

*Shannon Heck*

Shannon Heck or Ronnie Heck  
or David Garvin, Substitute Trustee

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** August 13, 2024

**DEED OF TRUST**

**Date:** November 15, 2023

**Grantor:** JESSICA EDITH ACOSTA-GUTIERREZ

**Original Trustee:** AUSTIN MARTIN

**Substitute Trustee:** HAYDEN C. OLSON

**Original Beneficiary:** GREAT PLAINS LAND INVESTMENTS, LLC, a Texas limited liability company

**Current Beneficiary:** GREAT PLAINS LAND INVESTMENTS, LLC a Texas limited liability company

**County Where Property is Located:** Potter County, Texas

**Recorded in:** Deed of Trust recorded in Document No. 2023OPR0014458, Official Public Records of Potter County, Texas

**Property:**

FIELD NOTES for a 5.01 acre tract of land out of a 230.28 acre tract of land as described in Instrument No. 2022-0010918 to Great Plains Land Investments out of the north portion of Section 29, Block 2, Abstract No. 13, A.B. & M. Survey, Potter county, Texas, and more particularly described as follows:

BEGINNING at a 1/2" iron rod set with a yellow cap inscribed "RPLS 4263" (hereinafter referred to as an OJD cap) which bears S. 89°49'56" E. a distance of 4111.81 feet and S. 00°07'13" W. a distance of 1506.58 feet from a 3/8" iron rod found at the northwest corner of said Section 29 for the northwest corner of this tract;

THENCE S. 89°49'56" E. a distance of 1144.58 feet to an OJD cap set in the west right-of-way line of F.M. Highway 1912 for the northeast corner of this tract;

THENCE S. 00°07'13" W., along said west right-of-way line, a distance of 190.67 feet to an OJD cap set for the southeast corner of this tract;

THENCE N. 89°49'56 W. a distance of 1144.58 feet to an OJD cap set for the southwest corner of this tract;

THENCE N. 00°07'13" E. a distance of 190.67 feet to the Place of Beginning.

**NOTE SECURED BY DEED OF TRUST**

**Date:** November 15, 2023

**Amount:** \$92,250.00

**Maker:** JESSICA EDITH ACOSTA-GUTIERREZ

**Payee:** GREAT PLAINS LAND INVESTMENTS, LLC, a Texas limited liability company

**Holder of Note:** GREAT PLAINS LAND INVESTMENTS, LLC, a Texas limited liability company

**Substitute Trustee's Mailing Address:** 1408-A Buddy Holly Ave., Lubbock, Lubbock County, Texas 79401

**DATE OF SALE OF PROPERTY:** Tuesday, September 3, 2024, between ten o'clock A.M. and four o'clock P.M.

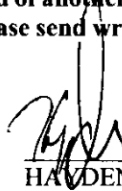
2024NOTS0170 NOTTS  
08/13/2024 10:33 AM Total Pages: 2  
Julie Smith, County Clerk - Potter County, TX

**PLACE OF SALE OF PROPERTY:** The sale will occur at the location designated by the Potter County Commissioners Court in accordance with Section 51.002 (a) of the Texas Property Code. The current designated location is **at the steps on the west side of the Potter County Courthouse located at 500. S. Fillmore, Amarillo, Texas or as designated by the County Commissioners.**

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property described in said 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.

**NOTICE TO MEMBERS OF THE ARMED FORCES OF THE UNITED STATES**

**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.**



\_\_\_\_\_  
HAYDEN C. OLSON, Substitute Trustee

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** August 13, 2024

**DEED OF TRUST**

**Date:** November 15, 2023

**Grantor:** IRMA CERVANTEZ GUTIERREZ

**Original Trustee:** AUSTIN MARTIN

**Substitute Trustee:** HAYDEN C. OLSON

**Original Beneficiary:** GREAT PLAINS LAND INVESTMENTS, LLC, a Texas limited liability company

**Current Beneficiary:** GREAT PLAINS LAND INVESTMENTS, LLC a Texas limited liability company

**County Where Property is Located:** Potter County, Texas

**Recorded in:** Deed of Trust recorded in Document No. 2023OPR0014456, Official Public Records of Potter County, Texas

**Property:**

FIELD NOTES for a 5.01 acre tract of land out of a 230.28 acre tract of land as described in Instrument No. 2022-0010918 to Great Plains Land Investments out of the north portion of Section 29, Block 2, Abstract No. 13, A.B. & M. Survey, Potter county, Texas, and more particularly described as follows:

BEGINNING at a ½” iron rod set with a yellow cap inscribed “RPLS 4263” (hereinafter referred to as an OJD cap) which bears S. 89°49’56” E. a distance of 4111.81 feet and S. 00°07’13” W. a distance of 1315.19 feet from a 3/8” iron rod found at the northwest corner of said Section 29 for the northwest corner of this tract;

THENCE S. 89°49’56” E. a distance of 1144.58 feet to an OJD cap set in the west right-of-way line of F.M. Highway 1912 for the northeast corner of this tract;

THENCE S. 00°07’13” W., along said west right-of-way line, a distance of 190.67 feet to an OJD cap set for the southeast corner of this tract;

THENCE N. 89°49’56 W. a distance of 1144.58 feet to an OJD cap set for the southwest corner of this tract;

THENCE N. 00°07’13” E. a distance of 190.67 feet to the Place of Beginning.

**NOTE SECURED BY DEED OF TRUST**

**Date:** November 15, 2023

**Amount:** \$92,250.00

**Maker:** IRMA CERVANTEZ GUTIERREZ

**Payee:** GREAT PLAINS LAND INVESTMENTS, LLC, a Texas limited liability company

**Holder of Note:** GREAT PLAINS LAND INVESTMENTS, LLC, a Texas limited liability company

**Substitute Trustee’s Mailing Address:** 1408-A Buddy Holly Ave., Lubbock, Lubbock County, Texas 79401

**DATE OF SALE OF PROPERTY:** Tuesday, September 3, 2024, between ten o'clock A.M. and four o'clock P.M.

2024NOTS0171 NOTTS  
08/13/2024 10:33 AM Total Pages: 2  
Julie Smith, County Clerk - Potter County, TX

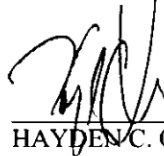


**PLACE OF SALE OF PROPERTY:** The sale will occur at the location designated by the Potter County Commissioners Court in accordance with Section 51.002 (a) of the Texas Property Code. The current designated location is **at the steps on the west side of the Potter County Courthouse located at 500. S. Fillmore, Amarillo, Texas or as designated by the County Commissioners.**

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property described in said 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.

**NOTICE TO MEMBERS OF THE ARMED FORCES OF THE UNITED STATES**

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



\_\_\_\_\_  
HAYDEN C. OLSON, Substitute Trustee