

THE FOLLOWING  
**“NOTICE OF TRUSTEE’S SALE”**  
WERE SCANNED AND PLACED ON THE WEBSITE BY THE  
POTTER COUNTY CLERK ON:  
[November 12th, 2025](#)  
IF A WITHDRAWAL OF THE NOTICE OF TRUSTEE’S SALE HAS BEEN  
RECEIVED, THE WITHDRAWL NOTICE  
**WILL NOT**  
BE REFLECTED ON THE WEBSITE.

JULIE SMITH, COUNTY CLERK  
POTTER COUNTY, TEXAS

| <b>Instrument Number</b> | <b>Recording Date</b> | <b>Grantor</b>  | <b>Grantee</b>  |
|--------------------------|-----------------------|---|---|
| 2025NOTS0175             | 9/25/2025 9:45        | GARCIA ANTHONY ADAN ATTY,BAZALDUA JOSE A TRUSTEE                      | HUGHES SHANNON SHANA                                  |
| 2025NOTS0176             | 9/25/2025 10:15       | HECK SHANNON TRUSTEE ,COMPANY MARY ATTY                               | BLUE CODY R ,BLUE HOLLY D                             |
| 2025NOTS0177             | 10/1/2025 11:55       | RILEY LILLIAN A RILEY ATTY ,NEWREZ LLC ,SHELLPOINT MORTGAGE SERVICING | LOWERY TANTON   |
| 2025NOTS0179             | 10/2/2025 12:10       | SAUCEDO ISREAL TRUSTEE  | NYIMBONA PASCAZIA                                     |
| 2025NOTS0184             | 10/9/2025 12:56       | HAMILTON HOLLIS ROSE ATTY   | HERNANDEZ ROSALIO H,HERNANDEZ RITA S                  |
| 2025NOTS0187             | #####                 | BAZALDUA JOSE A   | MARTINEZ RAMIRO REFUGIO JR IV,MARTINEZ DANIELA EUNICE |
| 2025NOTS0195             | #####                 | HECK SHANNON TRUSTEE  | CPN NORTH TEXAS STAR LLC                              |
| 2025NOTS0197             | #####                 | JACOBS COURTY ATTY  | FLORES DANIEL   |
| 2025NOTS0199             | 11/5/2025 14:24       | HARTMAN BAILEY ATTY   | SNYDER JIMMY  |
| 2025NOTS0200             | 11/6/2025 13:19       | BAZALDUA JOSE A TRUSTEE   | R & R CONTRACTING LLC,R&R CONTRACTING LLC             |
| 2025NOTS0201             | 11/6/2025 13:19       | BAZALDUA JOSE A TRUSTEE   | R & R CONTRACTING LLC,R&R CONTRACTING LLC             |
| 2025NOTS0202             | 11/6/2025 13:19       | BAZALDUA JOSE A TRUSTEE   | R & R CONTRACTING,R&R CONTRACTING                     |
| 2025NOTS0203             | 11/6/2025 13:19       | BAZALDUE JOSE A TRUSTEE   | BARROW KARA DANELL,BARROW JOSEPH                      |
| 2025NOTS0205             | #####                 | BAZALDUA JOSE A   | GITSIT SOLUTIONS LLC                                  |
| 2025NOTS0206             | #####                 | BAZALDUA JOSE A   | GITSIT SOLUTIONS LLC                                  |
| 2025NOTS0207             | #####                 | SHANNON HECK  | GBANK,BANK OF GEORGE                                  |
| 2025NOTS0208             | #####                 | HECK SHANNON  | ANDERSON VELA LLP                                     |
| 2025NOTS0209             | #####                 | MCLAIN KERRY,MC LAIN KERRY  | COAST TO COAST ENTERPRISES LLC                        |
| 2025NOTS0210             | #####                 | BAZALDUA JOSE TRUSTEE   | BURROUGH DREW   |
| 2025NOTS0211             | #####                 | MC LAIN MINDI L ATTY ,MCLAIN MINDI L ATTY                             | LIBRA GROUP LLC                                       |
| 2025NOTS0212             | #####                 | MC LAIN MINDI L ATTY ,MCLAIN MINDI L ATTY                             | ARJON JOSE ,TREVINO JACQUA                            |
| 2025NOTS0213             | #####                 | MC LAIN MINDI L ATTY ,MCLAIN MINDI L ATTY                             | ARJON JOSE A ,ARJON JACQUA TREVINO                    |
| 2025NOTS0214             | #####                 | MC LAIN MINDI L ATTY ,MCLAIN MINDI L ATTY                             | ARJON JOSE ,TREVINO JACQUA                            |



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**POTTER County**

**Deed of Trust Dated:** February 16, 2007

**Amount:** \$60,050.00

**Grantor(s):** SHANNON SHANA HUGHES

**Original Mortgagee:** AMARILLO NATIONAL BANK

**Current Mortgagee:** BSI FINANCIAL SERVICES

**Mortgagee Address:** BSI FINANCIAL SERVICES, 314 S Franklin St., Titusville, PA 16354

**Recording Information:** Document No. 01096988 and Re-recorded 03.09.2007 under File No. 01098262

**Legal Description:** LOT 2, BLOCK 32, CORRECTED PLAT OF BLOCK 32, AND A PORTION OF BLOCK 33, HAMLET UNIT NO. 4, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 695, PAGE 209 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

**Date of Sale:** December 2, 2025 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, JOSE A. BAZALDUA, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, JAY JACOBS, SHAWN SCHILLER, VINA NGUYEN, DALENE VANDERMYDEN, AUCTION.COM LLC, TEJAS CORPORATE SERVICES, LLC, XOME INC. 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 Alan Garcia, ATTORNEY AT LAW  
HUGHES, MATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2025-002580

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

25-03933  
6180 QUEDITO DR, AMARILLO, TX 79108

---

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

Property: The Property to be sold is described as follows:  
  
SEE EXHIBIT "A"

Security Instrument: Deed of Trust dated June 3, 2021 and recorded on June 7, 2021 at Instrument Number 2021OPR0008413 in the real property records of POTTER County, Texas, which contains a power of sale.

Sale Information: December 2, 2025, at 10:00 AM, or not later than three hours thereafter, at the steps on the west side of the Potter County Courthouse located at 500 S. Fillmore, Amarillo, Texas, or as designated by the County Commissioners Court.

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

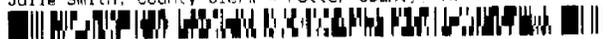
Obligation Secured: The Deed of Trust executed by CODY R BLUE AND HOLLY D BLUE secures the repayment of a Note dated June 3, 2021 in the amount of \$227,958.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o TX - M & T BANK, One Fountain Plaza - 6th Floor, Buffalo, NY 14203, is the current mortgagee of the Deed of Trust and Note and TX - M & T BANK is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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

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

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

2025NOTS0176 NOTTS  
09/25/2025 10:15 AM Total Pages: 2  
Julie Smith, County Clerk - Potter County, TX



4853857

*Mary Company*

---

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

*Shannon Heck*

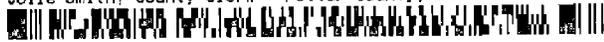
---

Substitute Trustee(s): Shannon Heck, Ronnie Heck,  
Jose A. Bazaldua, Gabrielle Carrier, Agency Sales and  
Posting LLC|Xome Inc. and Tejas Corporate  
Services, LLC

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

Certificate of Posting

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



**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEES**

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE: September 25, 2025**

**NOTE:** Note described as follows:

Date: May 15, 2021  
Maker: Tanton Lowery  
Payee: NewRez LLC d/b/a Shellpoint Mortgage Servicing successor to original lender  
Original Principal Amount: \$156,147.00

**DEED OF TRUST:** Deed of Trust described as follows:

Date: May 15, 2021  
Grantor: Tanton Lowery, unmarried man  
Trustee: Chris Peirson  
Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing successor to original lender  
Recorded: Instrument No. 2021OPR0007487 which was recorded in the real property records of Potter County, Texas.

**LENDER:** NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

**BORROWERS:** TANTON LOWERY

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN POTTER COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND

IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

**SUBSTITUTE TRUSTEE:** ANGIE USELTON, CHARLES GREEN, LISA BRUNO, CONRAD WALLACE, PATRICK ZWIERS, SHAWN SCHILLER, JOSHUA SANDERS, MATTHEW HANSEN, ALEENA LITTON, RAMIRO CUEVAS, JAMI GRADY, VINA NGUYEN, DALENE VANDERMYDEN, SHANNON HECK, RONNIE HECK, JOSE A. BAZALDUA, GABRIELLE CARRIER, AND DAVID GARVIN.

Substitute Trustee's Mailing Address:

c/o SettlePou  
3333 Lee Parkway, Eighth Floor  
Dallas, Texas 75219

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

**DECEMBER 2, 2025** the first Tuesday of the month, to commence at 10:00 A.M., or within three (3) hours after that time.

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

**In POTTER County, Texas, at the POTTER COUNTY SANTA FE BUILDING, 900 S. POLK STREET, AMARILLO, TEXAS 79101 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.**

#### **RECITALS**

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with the Lender's rights and remedies under the Deed of Trust and applicable law.

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, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants,

representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

**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 PETITIONER OR PETITIONER'S ATTORNEY IMMEDIATELY.**

#### APPOINTMENT OF SUBSTITUTE TRUSTEE

**DEED OF TRUST:** Deed of Trust described as follows:

Date: May 15, 2021  
Grantor: Tanton Lowery, unmarried man  
Trustee: Chris Peirson  
Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing successor to original lender  
Recorded: Instrument No. 2021OPR0007487 which was recorded in the real property records of Potter County, Texas.

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN POTTER COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

**SUBSTITUTE TRUSTEE:** ANGIE USELTON, CHARLES GREEN, LISA BRUNO, CONRAD WALLACE, PATRICK ZWIERS, SHAWN SCHILLER, JOSHUA SANDERS, MATTHEW HANSEN, ALEENA LITTON, RAMIRO CUEVAS, JAMI GRADY, VINA NGUYEN, DALENE VANDERMYDEN, SHANNON HECK, RONNIE HECK, JOSE A. BAZALDUA, GABRIELLE CARRIER, AND DAVID GARVIN.

Substitute Trustee's Mailing Address:

c/o SettlePou  
3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

Each Substitute Trustee is appointed effective as of **SEPTEMBER 25, 2025**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

**Appointment of Substitute Trustees:**

By: *Lillian Riley*

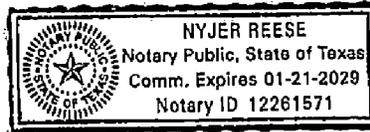
Name: Lillian A. Riley, Attorney for NewRez LLC d/b/a Shellpoint Mortgage Servicing

THE STATE OF TEXAS       §  
  §  
COUNTY OF DALLAS       §

BEFORE ME, the undersigned authority, on this day appeared Lillian A. Riley, and after being by me duly sworn, stated that they executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on September 25, 2025.

*Nyjer Reese*  
Notary Public, State of Texas



Notice of Sale executed by:  
*David Garvin*

Name: David Garvin

Substitute Trustee

**EXHIBIT A**

LOT NO. 10, BLOCK NO. 12, CHAPARRAL HILLS UNIT NO. 5, AN URBAN AND SUBURBAN SUBDIVISION OUT OF SECTION 219, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, OF RECORD IN VOLUME 2043, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS.



1234 SYCAMORE ST  
AMARILLO, TX 79107

0000010592160

**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: December 02, 2025

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 April 04, 2022 and recorded in Document INSTRUMENT NO. 2022OPR0004821 real property records of POTTER County, Texas, with PASCAZIA NYIMBONA 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 PASCAZIA NYIMBONA SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$127,645.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, 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. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD  
SUITE 200  
WESTLAKE VILLAGE, CA 91361



1234 SYCAMORE ST  
AMARILLO, TX 79107

00000010592160

**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, 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 José 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 10-2-2025 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: \_\_\_\_\_

1234 SYCAMORE ST  
AMARILLO, TX 79107

00000010592160

00000010592160

POTTER

**EXHIBIT "A"**

LOT 18, BLOCK 65 OF HAMLET UNIT NO 7, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 695, PAGE 507, OF THE DEED RECORDS OF  
POTTER COUNTY, TEXAS.

2025NOTS0184  
10/09/2025 12:56 PM Total Pages: 2  
Julie Smith, County Clerk - Potter County, TX  
NOTTS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

Potter County Texas Home Equity Security Instrument

Date of Security Instrument: October 28, 2005  
Amount: \$17,234.29  
Grantor(s): ROSALIO H HERNANDEZ AND RITA S HERNANDEZ,  
MARRIED TO EACH OTHER  
Original Mortgagee: Bank of America, N.A.  
Current Mortgagee: Nationstar Mortgage LLC  
Original Trustee: PRLAP, Inc.  
Mortgage Servicer and Address: NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER  
8950 Cypress Waters Blvd.  
Coppell, TX 75019  
Recording Information: Recorded on 11/8/2005, as Instrument No. 01064453 in Book  
3673 Page 211 Potter County, Texas  
Legal Description: LOT NO. ELEVEN (11), IN BLOCK NO. THREE (3), OF  
BENTON'S HIGHLAND ADDITION TO THE CITY OF  
AMARILLO, POTTER COUNTY, TEXAS, AS SHOWN BY  
THE RECORDED MAP OR PLAT THEREOF OF RECORD  
IN THE DEED RECORDS OF POTTER COUNTY, TEXAS,  
TO WHICH REFERENCE IS HERE MADE.  
Date of Sale: 12/2/2025  
Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted in the area designated by the Potter County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures 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.

WHEREAS, a DEFAULT ORDER was entered on 4/11/2025, under Cause No. 112455-E-CV, in the 108TH Judicial District Court of Potter County, Texas;

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as



4855294

required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, California 92108, (713) 293-3618.

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 state above or within three (3) hours after that time.

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 Texas Home Equity Security Instrument, 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds 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 the notice immediately.**

EXECUTED in multiple originals on 10/7/2025.

By: Hollis Hamilton  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
866-931-0036

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

TS Number: 125684-TX



**Notice of Substitute Trustee's Sale**

Notice Concerning Military Duty: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)

|   |   |
|---|---|
| Deed of Trust Date: March 28, 2022  | Original Mortgagor/Grantor: RAMIRO REFUGIO MARTINEZ, JR. IV AND DANIELA EUNICE MARTINEZ |
| Original Beneficiary / Mortgagee: MERS' MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMCAP MORTGAGE, LTD. DBA PROVIDENCE HOME LOANS., ITS SUCCESSORS AND ASSIGNS | Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC                           |
| Recorded in:<br>Volume: N/A<br>Page: N/A<br>Instrument No: 20220PR0004313   | Property County: POTTER   |
| Mortgage Servicer: LoanCare, LLC  | Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, Virginia 23452           |

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures: Note in the original principal amount of \$132,554.00, executed by RAMIRO REFUGIO MARTINEZ, JR. IV and payable to the order of Lender.

Property Address/Mailing Address: 3812 BEAVER DRIVE, AMARILLO, TX 79107

Legal Description of Property to be Sold: ALL OF LOT NUMBER EIGHT (8) IN BLOCK NUMBER (4), MESA VERDE UNIT NO. 1, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 695, PAGE 203, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS..

|                                 |   |
|---------------------------------|---|
| Date of Sale: December 02, 2025 | Earliest time Sale will begin: 10:00 AM |
|---------------------------------|---|

Place of sale of Property: 11TH FLOOR AUDITORIUM, SANTA FE BUILDING LOCATED AT 9TH & POLK, AMARILLO, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, LAKEVIEW LOAN SERVICING, LLC, the owner and holder of the Note, has requested XOME Inc. whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, XOME Inc. whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by XOME Inc. whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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



Steve M. Bergalder

SUBSTITUTE TRUSTEE

Xome Inc. OR Tejas Corporate Services, LLC Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:  
(470)321-7112

2025NOTS0195  
10/23/2025 03:25 PM Total Pages: 2  
Julie Smith County Clerk Potter County, TX

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

In Source Logic LLC  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX01000018-25-2

APN 213983 / R-065-1000-7036.0

TO No 250160342-TX-RWI

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on **September 21, 2022**, **CPN NORTH TEXAS STAR, LLC, A TEXAS LIMITED LIABILITY COMPANY** as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of **RECONVEYANCE PROFESSIONALS INC.** as Trustee, **RAIN CITY CAPITAL, LLC** as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of **\$463,000.00**, payable to the order of **Rain City Capital LLC** as current Beneficiary, which Deed of Trust recorded on **September 30, 2022** as Document No. **2022OPR0013531** in **Potter** County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **50 FEET X 150 FEET TRACT OUT OF NORTHWEST CORNER OF BLOCK 231, PLEMONS ADDITION, AN ADDITION TO THE CITY AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 59, PAGE 199, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**  
**BEGINNING AT THE NORTHWEST CORNER OF SAID BLOC 231;**  
**THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK, A DISTANCE OF 50 FEET TO A POINT;**  
**THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID BLOCK, A DISTANCE OF 150 FEET TO A POINT;**  
**THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID BLOCK, A DISTANCE OF 50 FEET TO A POINT;**  
**THENCE WEST ALONG THE NORTH LINE OF SAID BLOCK, A DISTANCE OF 150 FEET TO THE PLACE OF BEGINNING.**  
**APN 213983 / R-065-1000-7036.0**

**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 **In Source Logic LLC** 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 **Rain City Capital LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

**NOW THEREFORE, NOTICE IS HEREBY GIVEN** that on **Tuesday, December 2, 2025** at **10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Potter County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **900 S. Poik Street, Amarillo TX 79101; in the 11th floor auditorium of the Santa Fe Building or If the preceding area is no longer the designated area at the area most recently designated by the County Commissioner Court.**The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and **Rain City Capital LLC's** election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and **Rain City Capital LLC's** rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

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

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 23 day of October 2025.

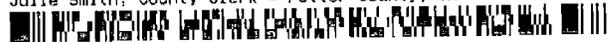
Shannon Heck  
By: In Source Logic LLC  
Substitute Trustee(s)

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

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

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

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



**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, TIME, PLACE OF SALE:**

**Date:** Tuesday, the 2nd day of December, 2025  
**Time:** 10:00 AM or not later than three hours after that time  
**Place:** AT 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 in Potter County, Texas.

**TERMS OF SALE: CASH**

**DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:**

**Date:** November 13, 2002  
**Grantor(s):** Daniel Flores, an unmarried man  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Countrywide Home Loans, Inc., its successors and assigns.  
**Original Principal:** \$42,827.00  
**Recording Information:** Deed Inst.# 00984203,  
**Current Mortgagee/Beneficiary:** Bank of America, N.A.  
**Secures:** The Promissory Note (the "Note") in the original principal amount of \$42,827.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

**MODIFICATIONS AND RENEWALS:**

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

**PROPERTY TO BE SOLD:**

**Property County:** Potter  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** 410 S Philadelphia Street, Amarillo, TX 79104  
**Condition and Important Recitals:** Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

**Mortgage Servicer:** Shellpoint Mortgage Servicing  
**Mortgage Servicer Address:** 75 Beattie Place, Suite 300 Greenville, SC 29601

File No.: 25-02725TX

**SUBSTITUTE TRUSTEE(S):**

McCalla Raymer Leibert Pierce, LLP, Auction.com LLC

**SUBSTITUTE TRUSTEE ADDRESS:**

1320 Greenway Drive, Suite 780 Irving, TX 75038

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

/s/ Coury Jacocks

Coury Jacocks - Bar #: 24014306  
Attorney for Bank of America, N.A.  
Coury.Jacocks@mccalla.com  
1320 Greenway Drive, Suite 780  
Irving, TX 75038  
(469) 942-7141 Office  
(469) 469-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP  
1320 Greenway Drive, Suite 780 Irving, TX 75038  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Jose A. Baralona whose address is \_\_\_\_\_ I declare

under penalty perjury that \_\_\_\_\_ I filed and/or recorded this Notice of Foreclosure Sale at the office of the Potter

County Clerk and caused it to be posted at the location directed by the Potter County Commissioners.

**Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038**

EXHIBIT "A"

LOT 6, BLOCK 8 OF DENVER HEIGHTS ADDITION, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 29, PAGE 101 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

File No.: 25-02725TX

## 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:

THE NORTH 20 FEET OF LOT 10 AND ALL OF LOT 9, BLOCK NO. 22, OF THE ORIGINAL TOWN OF AMARILLO, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 65, PAGE 19, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS, known locally as 220 S. Hayden St., Amarillo, Texas 79106.

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

**Dated:** February 28, 2017  
**Grantor:** Jimmy Snyder  
**Beneficiary:** FirstBank Southwest  
**Recorded:** March 9, 2017, under Clerk's File No. 2017OPR0003795, 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:** December 2, 2025  
**Time:** The sale shall begin no earlier than 10:00 o'clock, A.M. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 P.M.  
**Place:** on the Eleventh Floor Auditorium of 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 refileing may be after the date originally scheduled for this sale.

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

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The property to be sold shall include all real property secured by the Deed of Trust that has not been previously released.

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

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

6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "obligations") including but not limited to (1) Real Estate Lien Note in the original principal amount of \$100,000.00, executed by Jimmy Snyder DBA The Carpet Guy, and

payable to the order of FirstBank Southwest (the "Note"); (2) all renewals and extensions of the Note; and (3) any and all present and future indebtedness of Jimmy Snyder DBA The Carpet Guy to FirstBank Southwest. FirstBank Southwest is the current owner and holder of the obligations and is the Beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the Beneficiary, FirstBank Southwest, 600 South Tyler Street, Suite 100, 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 21<sup>st</sup> day of October, 2025.

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

By:   
\_\_\_\_\_  
Bailey Hartman  
State Bar No. 24125916

# Notice of Substitute Trustee Sale

F25-00289 TX  
6723145529 / 7241063465

2025NOTS0200 NOTTS  
11/06/2025 01:19 PM Total Pages: 2  
Julie Smith, County Clerk - Potter County, TX



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

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

Date: **12/02/2025**  
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. **(Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.)**  
Place: **Potter** County, TX at the following location: **11th Floor Auditorium, Santa Fe Building located at 9th & Polk, Amarillo, Texas.** OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Tract 1 - Lot 4, Block 230, Amended Plat of San Jacinto Heights, an Addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, recorded in Volume 53, Page 226 of the Deed Records of Potter County, Texas.

APN: 170721 / R-069-1000-9070.0

Commonly known as: 310 South Prospect Street Amarillo, TX 79106

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust, Security Agreement and Assignment of Leases and Rents, dated 07/06/2023 (the "Deed of Trust") and recorded in the office of the County Clerk of Potter County, Texas, recorded on 07/10/2023 as Document No. 2023OPR0008501 of the Real Property Records of Potter County, Texas.

|                               |   |                       |  |
|-------------------------------|---|-----------------------|--|
| Trustor(s):                   | R&R CONTRACTING LLC, a Maryland limited liability company   | Original Beneficiary: | Velocity Commercial Capital, LLC, a California Limited Liability Company |
| Current Beneficiary:          | U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2023-4 | Loan Servicer:        | PHH Mortgage Services  |
| Current Substituted Trustees: | <b>Jose A. Bazaldua, Christy Russell, Antonio Bazaldua, Susan Bowers, Michele Sanders or Cherie Maples</b>  |                       |  |

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part

of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

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

**Obligations Secured** - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$226,500.00, executed by R&R CONTRACTING LLC, a Maryland limited liability company, and payable to the order of Velocity Commercial Capital, LLC, a California Limited Liability Company; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of R&R CONTRACTING LLC, a Maryland limited liability company. U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2023-4 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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

**NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.**

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

U.S. Bank Trust Company, National Association, as Trustee for Velocity  
Commercial Capital Loan Trust 2023-4  
2945 Townsgate Rd, Ste 110  
Westlake Village, CA 91361  
Gino De Los Reyes  
Gdelosreyes@VelocityCommercial  
Capital.com  
(818) 532-3712

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

Dated: 11-6-2025

  
Assured Lender Services, Inc.

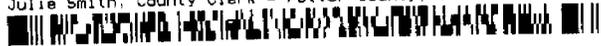
111 Pacifica, Suite 140  
Irvine, CA 92618  
Phone: (714) 508-7373  
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:  
Assured Lender Services, Inc.  
111 Pacifica, Suite 140  
Irvine, CA 92618  
Attn: Trustee Department

# Notice of Substitute Trustee Sale

F25-00290 TX  
6723145529 / 7241063465

2025NOTS0201 NOTTS  
11/06/2025 01:19 PM Total Pages: 2  
Julie Smith, County Clerk - Potter County, TX



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

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

Date: **12/02/2025**  
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. **(Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.)**  
Place: **Potter** County, TX at the following location: **11th Floor Auditorium, Santa Fe Building located at 9th & Polk, Amarillo, Texas.** OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Tract 2 - Lot 4, Block 209. Amended Plat of San Jacinto Heights, an Addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, recorded in Volume 53, Page 226 of the Deed Records of Potter County, Texas.

APN: 170700 / R-069-1000-8065.0

Commonly known as: 604 South Prospect Street Amarillo, TX 79106-8605

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust, Security Agreement and Assignment of Leases and Rents, dated 07/06/2023 (the "Deed of Trust") and recorded in the office of the County Clerk of Potter County, Texas, recorded on 07/10/2023 as Document No. 2023OPR0008501 of the Real Property Records of Potter County, Texas.

|                               |   |                       |  |
|-------------------------------|---|-----------------------|--|
| Trustor(s):                   | R&R CONTRACTING LLC, a Maryland limited liability company   | Original Beneficiary: | Velocity Commercial Capital, LLC, a California Limited Liability Company |
| Current Beneficiary:          | U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2023-4 | Loan Servicer:        | PHH Mortgage Services  |
| Current Substituted Trustees: | <b>Jose A. Bazaldua, Christy Russell, Antonio Bazaldua, Susan Bowers, Michele Sanders or Cherie Maples</b>  |                       |  |

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part

of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

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

**Obligations Secured** - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$226,500.00, executed by R&R CONTRACTING LLC, a Maryland limited liability company, and payable to the order of Velocity Commercial Capital, LLC, a California Limited Liability Company; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of R&R CONTRACTING LLC, a Maryland limited liability company. Velocity Commercial Capital, LLC, a California U.S. Bank Trust Company, National Association, as Trustee for U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2023-4 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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

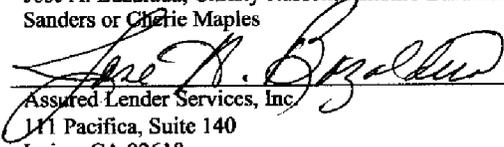
**NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.**

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

U.S. Bank Trust Company, National Association, as Trustee for Velocity  
Commercial Capital Loan Trust 2023-4  
2945 Townsgate Rd, Ste 110  
Westlake Village, CA 91361  
Gino De Los Reyes  
gdelosreyes@velocitycommercial  
capital.com  
(818) 532-3712

Jose A. Bazaldua, Christy Russell, Antonio Bazaldua, Susan Bowers, Michele Sanders or Charie Maples

Dated: 11-6-2025

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

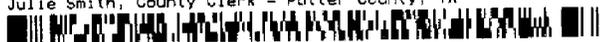
**AFTER RECORDING, PLEASE RETURN TO:**

Assured Lender Services, Inc.  
111 Pacifica, Suite 140  
Irvine, CA 92618  
Attn: Trustee Department

## Notice of Substitute Trustee Sale

F25-00291 TX  
6723145529 / 7241063465

2025NOTS0202 NOTTS  
11/06/2025 01:19 PM Total Pages: 2  
Julie Smith, County Clerk - Potter County, TX



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

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

Date: **12/02/2025**  
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.)  
Place: **Potter County, TX at the following location: 11th Floor Auditorium, Santa Fe Building located at 9th & Polk, Amarillo, Texas, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

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

Tract 3 - The Southerly 5.00 feet of Lot 8 and all of Lot 9, Block 6, Morningside Subdivision, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, recorded in Volume 136, Page 139 of the Deed Records of Potter County Texas.

APN: 140416/R-052-1500-1900.0

Commonly known as: 716 North Mirror Street, Amarillo, TX 79107-5410

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust, Security Agreement and Assignment of Leases and Rents, dated 07/06/2023 (the "Deed of Trust") and recorded in the office of the County Clerk of Potter County, Texas, recorded on 07/10/2023 Document No. 2023OPR0008501 of the Real Property Records of Potter County, Texas.

|                               |   |                       |  |
|-------------------------------|---|-----------------------|--|
| Trustor(s):                   | R&R CONTRACTING LLC, a Maryland limited liability company   | Original Beneficiary: | Velocity Commercial Capital, LLC, a California Limited Liability Company |
| Current Beneficiary:          | U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2023-4 | Loan Servicer:        | PHH Mortgage Services  |
| Current Substituted Trustees: | Jose A. Bazaldua, Christy Russell, Antonio Bazaldua, Susan Bowers, Michele Sanders or Cherie Maples         |                       |  |

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part

of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

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

**Obligations Secured** - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$226,500.00, executed by R&R CONTRACTING LLC, a Maryland limited liability company, and payable to the order of Velocity Commercial Capital, LLC, a California Limited Liability Company; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of R&R CONTRACTING LLC, a Maryland limited liability company. U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2023-4 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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

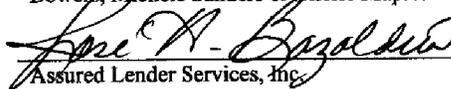
**NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.**

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

U.S. Bank Trust Company, National Association, as Trustee for Velocity  
Commercial Capital Loan Trust 2023-4  
2945 Townsgate Rd, Ste 110  
Westlake Village, CA 91361  
Gino De Los Reyes  
[gdelosreyes@velocitycommercialcapital.com](mailto:gdelosreyes@velocitycommercialcapital.com)  
(818) 532-3712

Dated: 11-6-2025

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



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

**AFTER RECORDING, PLEASE RETURN TO:**

Assured Lender Services, Inc.  
111 Pacifica, Suite 140  
Irvine, CA 92618  
Attn: Trustee Department

2025NOTS0203 NOTS  
11/05/2025 01:19 PM Total Pages: 2  
Julie Smith County Clerk - Potter County, TX

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

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

**DEED OF TRUST INFORMATION:**

**Date:** 03/30/2016  
**Grantor(s):** KARA DANELL BARROW AND HUSBAND, JOSEPH BARROW  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST MORTGAGE COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$88,369.00  
**Recording Information:** Instrument 1290413  
**Property County:** Potter  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 311 FAIRLANE ST, AMARILLO, TX 79108

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** U.S. Bank National Association  
**Mortgage Servicer:** U.S. Bank National Association  
**Current Beneficiary:** U.S. Bank National Association  
**Mortgage Servicer Address:** 2800 Tamarack Rd, Owensboro, KY 42301

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 2nd day of December, 2025  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** The steps on the west side of the Potter County Courthouse located at 500 S. Fillmore, Amarillo, Texas in Potter County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Potter County Commissioner's Court, at the area most recently designated by the Potter County Commissioner's Court.

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Angie Uselton, Charles Green, Lisa Bruno, Conrad Wallace, Patrick Zwiers, Shawn Schiller, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Vina Nguyen, Dalene VanDermyden, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Angie Uselton, Charles Green, Lisa Bruno, Conrad Wallace, Patrick Zwiers, Shawn Schiller, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Vina Nguyen, Dalene VanDermyden, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

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

**Substitute Trustee(s):** Angie Uselton, Charles Green, Lisa Bruno, Conrad Wallace, Patrick Zwiers, Shawn Schiller, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Vina Nguyen, Dalene VanDermeyden, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

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

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

**Certificate of Posting**

I am José A. Brzollera whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 11-6-2025 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Potter County Clerk and caused it to be posted at the location directed by the Potter County Commissioners Court.

By: José A. Brzollera

Exhibit "A"

LOT 29, FAIRLANE ACRES, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 695, PAGE 271 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

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

## Notice of Substitute Trustee Sale

T.S. #: 25-16634

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

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

**Date:** 12/2/2025  
**Time:** The sale will begin no earlier than **10:00 AM** or no later than three hours thereafter. The sale will be completed by no later than **1:00 PM**  
**Place:** Potter County Courthouse in **AMARILLO, Texas**, at the following location: **The 11th floor auditorium, Santa Fe Building, located at 9th & Polk OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

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

**LOT NO. 17, REPLAT OF LOTS 1 AND 10, BLOCK NO. 17, OF BEVERLY GARDENS UNIT NO. 2, AN ADDITION TO THE CITY OF AMARILLO. POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 695, PAGES 621, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.**

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust is dated 1/31/2011 and is recorded in the office of the County Clerk of Potter County, Texas, under County Clerk's File No 01189997, recorded on 2/15/2011, Page 557, of the Real Property Records of Potter County, Texas.  
Property Address: 2918 ANGELUS DRIVE AMARILLO, TEXAS 79107

|                                      |   |                              |   |
|--------------------------------------|---|------------------------------|---|
| <b>Trustor(s):</b>                   | <b>JAMES L. MCLEAN AKA JAMES LEE MCLEAN</b>   | <b>Original Beneficiary:</b> | <b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR SECURITY ONE LENDING, ITS SUCCESSORS AND ASSIGNS</b> |
| <b>Current Beneficiary:</b>          | <b>GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1</b>  | <b>Loan Servicer:</b>        | <b>GITSIT Solutions, LLC</b>  |
| <b>Current Substituted Trustees:</b> | <b>Auction.com, LLC, Shannon Heck, Ronnie Heck, Antonio Bazaldua, Jose A. Bazaldua, Gabrielle Carrier, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC</b> |                              |   |

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

2025NOTS0205  
11/10/2025 12:36 PM Total Pages: 3  
Julie Smith, County Clerk - Potter County, TX

T.S. #: 25-16634

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

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

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$91,500.00, executed by JAMES L. MCLEAN AKA JAMES LEE MCLEAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR SECURITY ONE LENDING, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JAMES L. MCLEAN AKA JAMES LEE MCLEAN to JAMES L. MCLEAN AKA JAMES LEE MCLEAN. GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

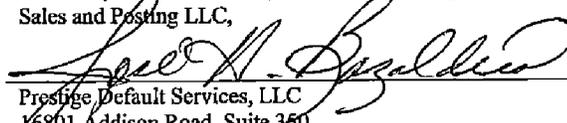
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including,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

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

**GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1**  
c/o GITSIT Solutions, LLC  
333 S. Anita Drive, Suite 400  
Orange, CA 92868  
888) 566-3287

T.S. #: 25-16634

Dated: 11-10-2025 Auction.com, LLC, Shannon Heck, Ronnie Heck, Antonio Bazaldua, Jose A. Bazaldua, Gabrielle Carrier, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC,



---

Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:  
Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Attn: Trustee Department



## Notice of Substitute Trustee Sale

T.S. #: 25-16641

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

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

**Date:** 12/2/2025  
**Time:** The sale will begin no earlier than 10:00 AM or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM  
**Place:** Potter County Courthouse in Amarillo, Texas, at the following location: The 11th floor auditorium, Santa Fe Building, located at 9th & Polk OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

**LOT NO. 12, BLOCK NO. 5, WEST HILLS, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, OF RECORD IN VOLUME 151, PAGE 379, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.**

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust is dated 12/28/2005 and is recorded in the office of the County Clerk of Potter County, Texas, under County Clerk's File No 01068230, recorded on 1/4/2006, in Book 3692, Page 679, of the Real Property Records of Potter County, Texas.  
Property Address: 4504 SW 3RD AVENUE AMARILLO TX 79106

**Trustor(s):** GLEN R CAMPBELL AND JIMMIE GRACE CAMPBELL A/K/A JIMMIE GRACE REDFEARN CAMPBELL  
**Original Beneficiary:** WELLS FARGO BANK, N.A.

**Current Beneficiary:** GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1  
**Loan Servicer:** GITSIT Solutions, LLC

**Current Substituted Trustees:** Auction.com, LLC, Shannon Heck, Ronnie Heck, Antonio Bazaldua, Jose A. Bazaldua, Gabrielle Carrier, Rick Snoko, Prestige Default Services, LLC, Agency Sales and Posting LLC

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

T.S. #: 25-16641

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by GLEN R CAMPBELL AND JIMMIE GRACE CAMPBELL A/K/A JIMMIE GRACE REDFEARN CAMPBELL, HUSBAND AND WIFE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$210,000.00, executed by GLEN R CAMPBELL AND JIMMIE GRACE CAMPBELL A/K/A JIMMIE GRACE REDFEARN CAMPBELL, HUSBAND AND WIFE, and payable to the order of WELLS FARGO BANK, N.A.; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of GLEN R CAMPBELL AND JIMMIE GRACE CAMPBELL A/K/A JIMMIE GRACE REDFEARN CAMPBELL, HUSBAND AND WIFE to GLEN R CAMPBELL AND JIMMIE GRACE CAMPBELL A/K/A JIMMIE GRACE REDFEARN CAMPBELL. GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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

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

**GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1 c/o GITSIT Solutions, LLC**  
333 S. Anita Drive, Suite 400,  
Orange, CA 92868  
888) 566-3287

T.S. #: 25-16641

Dated: 11-10-2025 Auction.com, LLC, Shannon Heck, Ronnie Heck, Antonio Bazaldua, Jose A. Bazaldua, Gabrielle Carrier, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC,



---

Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:  
Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Attn: Trustee Department

2025NOTS0207  
11/10/2025 01:12 PM Total Pages: 3  
Julie Smith, County Clerk - Potter County, TX

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS

§  
§  
§

COUNTY OF POTTER

**DEED OF TRUST:**

Date: November 19, 2021  
Grantor: Barnes Jewelry, LLC  
Original Beneficiary: Bank of George  
Trustee: Texas Legacy Land Title  
Recording Info: Clerk's File No. 2021OPR0017598 of the Real Property Records of Potter County, Texas

**CURRENT BENEFICIARY:** GBank f/k/a Bank of George

**SUBSTITUTE TRUSTEE:** Bruce M. Badger and/or Travis C. Badger and/or Shannon Heck and/or Ronnie Heck and/or David Garvin.

**SUBSTITUTE TRUSTEE ADDRESS:** 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

**PROPERTY DESCRIPTION:** Exhibit "A" attached hereto and made a part hereof for all purposes.

**DATE OF SALE:** Tuesday, December 2, 2025  
**TIME OF SALE:** No earlier than 10:00 AM and to be concluded within three hours of such time.  
**PLACE OF SALE:** In the area designated by the Potter County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Potter County Courthouse, or, if there is no such entrance, then at the west wall of the Potter County Courthouse.

**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 their bid immediately in cash if their bid is accepted.

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. The sale shall not cover any part of the property that has been released of public record 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 section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the

warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**TYPE OF SALE:** The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Barnes Jewelry, LLC.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

**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: November 10, 2025

*Shannon Heck*

Bruce M. Badger and/or Travis C. Badger and/or Shannon Heck and/or Ronnie Heck and/or David Garvin.  
Substitute Trustee

**PREPARED BY:**  
BADGER LAW PLLC  
3400 Ave. H, Second Floor  
Rosenberg, TX 77471

**EXHIBIT "A"**

**Tract I:**

**Lot 7-C, Block 42, of Westgate Mall Unit No. 9, an addition to the City of Amarillo in Potter County, Texas, according to the map or plat thereof, recorded in Volume 1984, Page 173 of the Official Public Records of Potter County, Texas.**

**Tract II:**

**(a) The easements for ingress, egress and entry granted under Section 13(c) and (e) of a document entitled "Covenants, Conditions, Restrictions and Easements Agreement", recorded in Volume 1559, Page 793 of the Official Public Records of Potter County, Texas; and**

**(b) The easements granted to "Developer" as a party under a document entitled "Amended and Restated Construction, Operation and Reciprocal Easement Agreement", recorded in Volume 1645, Page 543 of the Official Public Records of Potter County, Texas, and in Volume 917, Page 155, Deed Records of Randall County, Texas:**

- (1) Section 4.4 easement for use of common area;**
- (2) Section 4.8 easement for operation of common area;**
- (3) Section 4.9 easement for abutment of mall;**
- (4) Section 4.10 easement for repair of structure on Grantee's parcel and of Ring Road;**
- (5) Section 4.11 easement for Ring Road, access road and Soncy access roadway;**
- (6) Section 4.12 easement for common utility facilities and for detention and retention facilities;**
- (7) Section 4.13 easement for building encroachments.**

**(c) The easements granted to "Developer" as a party under a document entitled "Covenants, Conditions and Restrictions Agreement" recorded in Volume 1999, Page 123 of the Official Public Records of Potter County, Texas.**

**(d) The easement rights established under the terms and provisions of that certain Agreement dated August 6, 1984 between Westgate Associates, Homart Development Co., the Bank of New York and Quien Sabe Investment Corporation, duplicate original of which are recorded in Volume 1630, at Pages 659, 667, 674, and 681, Official Public Records, Potter County, Texas providing access from Soncy Road (Loop 335) to Westgate Mall.**

---

2025NOTS0208 NOTIS  
11/10/2025 01:12 PM Total Pages: 3  
Julie Smith County Clerk Potter County TX

**NOTICE OF FORECLOSURE SALE**

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

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

TRACT 1 AND 3; 3605 NE 23RD AVE.  
LOT 22, BLOCK 84, EAST AMARILLO SUBDIVISION, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 151, PAGE 158, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

TRACT 2; 1019 S. ALABAMA  
LOT 15, BLOCK 3, OF SUNSET PARK, REVISED, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 151, PAGE 267, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

TRACT4; 685 N. OSAGE  
LOT 7, BLOCK 4, OF RIDGEMERE ADDITION, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 139, PAGE 446, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

TRACT 5; 906 S. MISSISSIPPI  
LOT 4, BLOCK 10, OF SUMMERS ADDITION TO SAN JACINTO HEIGHTS ADDITION, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 51, PAGE 549, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

PROPERTY COMMONLY KNOWN AS: 3605 NW 23RD AVE, AMARILLO, TX 79107; 1019 S ALABAMA, AMARILLO, TX 79102; 685 N OSAGE ST, AMARILLO, TX 79107 AND 906 S MISSISSIPPI ST A&B, AMARILLO, TX 79106

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

Date: December 2, 2025

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

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

3. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Those desiring to purchase the

xx0514 TX Secured Properties

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

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

5. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by William Andrew Fitzgerald as managing member for TX Secured Properties, LLC ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated January 18, 2022 and executed by Debtor in the Original Principal Amount of \$474,750.00. The current beneficiary of the Deed of Trust is U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF PRP 2022-INV1 TRUST, 323 Fifth Street, Eureka, CA 95501. The Deed of Trust is dated January 18, 2022, designating FNF Lawyers Title of Amarillo, Inc. as the Original Trustee and is recorded in the office of the County Clerk of POTTER AND RANDALL County, Texas, under Instrument No. 2022OPR0000693, of the Real Property Records of POTTER AND RANDALL County, Texas, under Instrument No. 2022001244, of the Real Property Records of RANDALL County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 Fifth Street, Eureka, CA 95501.

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

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

DATED 11-10-25

xx0514 TX Secured Properties

*Shannon Heck*

---

Shannon Heck, Ronnie Heck, David Garvin,  
Richard E. Anderson, Ray Vela, Cesar DelaGarza

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

**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: November 3, 2025

SECURITY INSTRUMENT: Date: February 19, 2014  
Grantor: Jose Guerrero and Maria Madrigal  
Lender: Coast to Coast Enterprises, LLC, a Texas limited liability company  
Trustec: Patrick S. Weir  
Substitute Trustee: Garland D. Sell, Frederick J. Griffin, and Kerry McLain  
Recorded: Clerk's File No. 1251452 in the Official Public Records of Potter County, Texas

PROPERTY: Lot 26, Block 56, of Hamlet Unit No. 6, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 695, Page 503, of the Deed Records of Potter County, Texas, which has the address of 3124 Palm, 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.

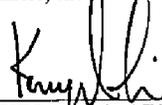
DATE OF SALE: December 2, 2025

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

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

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

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

  
\_\_\_\_\_  
KERRY MCLAIN, GARLAND D. SELL, AND  
FREDERICK J. GRIFFIN, Substitute Trustee  
4801 Lexington Square  
Amarillo, TX 79119-6572  
806.374.3765

2025NOTS0209 NOTTS  
11/10/2025 01:45 PM Total Pages: 1  
Julie Smith, County Clerk - Potter County, TX

TS#: 25-013513  
LOAN TYPE: Conventional

### NOTICE OF TRUSTEE'S 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 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. *Property to Be Sold.* The property to be sold is described as follows:

**LOT 17, BLOCK 3, BIVINS, REVISED, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 139, PAGE 64, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.**

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded on **10/31/2017** as instrument **2017OPR0015983** , in Book , Page , of the real property records of **POTTER County, TX.**

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

|        |  |
|--------|--|
| Dated: | <b>12/02/2025</b>  |
| Time:  | The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter.  |
| Place  | <b>11TH FLOOR AUDITORIUM, SANTA FE BUILDING LOCATED AT 9TH &amp; POLK, AMARILLO, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE</b> or an area designated by the County Commissioners Court |

The Deed of Trust permits the Mortgagee 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. The reposting or refileing may be after the date originally scheduled for this sale.

2025NOTS0210  
11/10/2025 03:39 PM Total Pages: 3  
Julie Smith, County Clerk - Potter County, TX

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record 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 Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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

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 executed by

**DREW BURROUGH, A SINGLE PERSON**

6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of **\$67,200.00**, and payable to the order of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC., its successors and assigns**; (b) all renewals and extensions of the note, if applicable; (c) any and all present and future indebtednesses owed to **AMERIHOM MORTGAGE COMPANY, LLC** who is the current owner and holder of the "Obligations" and is the current Mortgagee under the Deed of Trust.

**Mortgage Servicing Information.** ServiceMac, LLC, is acting as the Mortgage Servicer for **AMERIHOME MORTGAGE COMPANY, LLC**, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. ServiceMac, LLC, as Mortgage Servicer, is representing the Mortgagee whose address is: **AMERIHOME MORTGAGE COMPANY, LLC** C/O ServiceMac, LLC, 9726 Old Bailes Road, Suite 200, Indian Land, SC 29707.

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 administer any resulting foreclosure of the property securing the above-reference loan.

7. Default and Request to Act. Default has occurred under the Deed of Trust, and the Mortgagee has requested me, as **Kirk Schwartz, Justin Ritchie, Carson Emmons, Jeffrey Kramer, America West Lender Services (AWEST), DeeAnn Gregory, Jose A. Bazaldua, Christy Russell, Antonio Bazaldua or Susan Bowers** to conduct this sale. Notice is given that before the sale the Mortgagee may appoint another person substitute trustee to conduct the sale.

Date: 11-10-2025



**Kirk Schwartz, Justin Ritchie, Carson Emmons, Jeffrey Kramer, America West Lender Services (AWEST), DeeAnn Gregory, Jose A. Bazaldua, Christy Russell, Antonio Bazaldua or Susan Bowers**

**C/O America West Lender Services  
5404 Cypress Center Drive, Suite 300  
Tampa, FL 33609  
844-693-4761  
Fax: 877-317-0475**

## NOTICE OF FORECLOSURE SALE

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

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

Lots 1 and 2 and the part of Lots 3, 4 and 5 lying South of paved Highway which runs through the Lots 3, 4 and 5, AND the East 10 Feet of vacated alley adjoining and to the West of Lots 1, 2 and 3, all in Block 207, Amended San Jacinto Heights, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Vol. 53, Page 226, of the Deed Records of Potter County, Texas;

together with: all appurtenances, servitudes, easements, rights, rights of way, privileges, prescriptions and advantages thereunto belonging or in anywise appertaining and all buildings, fixtures, improvements, accessories, equipment, materials, and personal property, and other property, of any nature whatsoever, which may now or be hereafter located upon or under said realty or used or intended to be used in connection with the real property herein described.

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: January 31, 2023  
Grantor: Libra Group, LLC  
Beneficiary: Kenny Stone  
Recorded: February 3, 2023, under Instrument No. 2023OPR0001360 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:** December 2, 2025

**Time:** The sale shall begin no earlier than 10:00 A.M. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 P.M.

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

2025NOTS0211 NOTTS  
11/10/2025 04:03 PM Total Pages: 3  
Julie Smith, County Clerk - Potter County, TX

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

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

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

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

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

6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) a Real Estate Note in the original principal amount of \$1,000,000.00 executed by Libra Group, LLC and payable to the order of Kenny Stone (the "Note"); (2) all renewals and extensions of the Note; and (3) any and all present and future indebtedness of Libra Group, LLC to Kenny Stone. Kenny Stone 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, Kenny Stone at 125 Turtle Creek Drive, Amarillo, Texas 79118.

7. **Default and Request to Act.** Default has occurred under the Deed of Trust, and the Beneficiary has requested Mindi L. McLain and/or Weston W. Wright, as Trustee, to conduct this sale, each being authorized and appointed to act independently and severally of the other, under and by virtue of the Deed of Trust. Notice is given that before the sale the Beneficiary may appoint another person 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 10th day of November, 2025.

Wright Law TX, PLLC  
620 S. Taylor Street, Suite 305  
Amarillo, Texas 79101  
Telephone: (806) 437-1507

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

## NOTICE OF FORECLOSURE SALE

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

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

1302 SW 20th Avenue, Amarillo, Texas:

Lot 11 and all of Lot 12, save and except the East 38.5 feet thereof, Block 11, White and Ritchey Addition to the City of Amarillo, Potter County, Texas, as shown by the map or plat thereof, of record in Volume 29, Page 207 of the Deed Records of Potter County, Texas;

together with all buildings, fixtures, and improvements now or later located upon the above-described real property (the "Real Property") and all appurtenances, privileges, prescriptions, and advantages thereunto, including, without limitation, all right, title, and interest of Grantor in and to (i) all streets, roads, alleys, easements, right-of-way, licenses, right of ingress and egress, vehicle parking rights and public spaces, existing and proposed, abutting, adjacent, used in connection with or pertaining to the Real Property improvements; (ii) any stripes or gores between the Real Property and abutting or adjacent property; and (iii) all water and water rights and mineral interests pertaining to the Real Property; and

all of Grantor's right, title, and interest in and to all fixtures, equipment, systems, and appliances, now owned by Grantor, that are now attached to or situated in, on, or about the Real Property or the improvements, and all renewals and replacements of, substitutions for, and additions to the foregoing.

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

Date: January 25, 2017  
Grantor: Jose Arjon and wife, Jacqua Trevino  
Substitute Trustees: Weston W. Wright and Mindi L. McLain  
Beneficiary: The State National Bank of Groom n/k/a State National Bank  
County Where Property is Located: Potter County, Texas  
Recorded: January 30, 2017, under Instrument No. 2017OPR0001573, 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:** Tuesday, December 2, 2025

**Time:** The sale shall begin no earlier than 10:00 A.M. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 P.M.

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



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

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

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

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

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

6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (separately and collectively as the "Obligation") including but not limited to (1) a Promissory Note dated January 25, 2017, in the original principal amount of \$85,000.00, executed by Jose Arjon and wife, Jacqua Trevino and payable to the order of The State National Bank of Groom n/k/a State National Bank; (2) all of the debts, obligations and liabilities of Jose Arjon and Jacqua Trevino to The State National Bank of Groom n/k/a State National Bank, now or hereafter existing, however evidenced and joint, several, joint and several, certain or contingent; (3) all debts, obligations and liabilities arising pursuant to the provisions of the Deed of Trust or any loan agreement, security agreement or other instrument or agreement now or hereafter evidencing, securing or relating to the Obligation or any portion thereof; (4) all costs and expenses incurred by Beneficiary including reasonable attorney's fees, in connection with the collection of any indebtedness or enforcement of the Obligation; and (5) any and all renewals, extensions, or other modifications of the Obligation.

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

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

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

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

DATED this the 10th day of November, 2025.

Wright Law TX, PLLC  
620 S. Taylor Street, Suite 305  
Amarillo, Texas 79101  
Telephone: (806) 437-1507

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

## NOTICE OF FORECLOSURE SALE

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

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

**821 Park Place, Amarillo, Texas:**

All of Lot 12, Block 189 of John Dee's Subdivision, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 72, Page 473 of the Deed Records of Potter County, Texas, SAVE AND EXCEPT the East 100.00 feet thereof, being that same tract of land erroneously described in that certain Warranty Deed with Vendor's Lien recorded in Volume 4270, Page 162 of the Official Public Records of **Potter County, Texas;**

**24460 Canyon Drive, Canyon, Texas:**

Lot 52 of Sunday Canyon Unit No. 1, a subdivision out of the Southeast 1/2 of Section 123, Block 6, I. & G. N. RR. Co. Survey, Randall County, Texas, according to the map or plat thereof, recorded in Volume 350, Page 661 of the Deed Records of **Randall County, Texas;**

together with all buildings, fixtures, and improvements now or later located upon the above-described real property (the "Real Property") and all appurtenances, privileges, prescriptions, and advantages thereunto, including, without limitation, all right, title, and interest of Grantor in and to (i) all streets, roads, alleys, easements, right-of-way, licenses, right of ingress and egress, vehicle parking rights and public spaces, existing and proposed, abutting, adjacent, used in connection with or pertaining to the Real Property improvements; (ii) any stripes or gores between the Real Property and abutting or adjacent property; and (iii) all water and water rights and mineral interests pertaining to the Real Property; and

all of Grantor's right, title, and interest in and to all fixtures, equipment, systems, and appliances, now owned by Grantor, that are now attached to or situated in, on, or about the Real Property or the improvements, and all renewals and replacements of, substitutions for, and additions to the foregoing.

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

Date: October 11, 2019  
Grantor: Jose A. Arjon and wife, Jacqua Trevino Arjon  
Substitute Trustees: Weston W. Wright and Mindi L. McLain  
Beneficiary: The State National Bank of Groom n/k/a State National Bank  
County Where Property is Located: Potter and Randall Counties, Texas  
Recorded: October 11, 2019, under Instrument No. 2019OPR0013703, of the Official Public Records of Potter County, Texas, and October 11, 2019, under Clerk's File No. 2019018128 of the Official Public Records of Randall County, Texas

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



**Date:** Tuesday, December 2, 2025

**Time:** The sale shall begin no earlier than 10:00 A.M. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 P.M.

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

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled 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 up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

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

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

6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (separately and collectively as the "Obligation") including but not limited to (1) a Promissory Note dated October 11, 2019, in the original principal amount of \$50,000.00, executed by Jose A. Arjon and wife, Jacqua Trevino Arjon and payable to the order of The State National Bank of Groom n/k/a State National Bank; (2) all of the debts, obligations and liabilities of Jose Arjon and Jacqua Trevino to The State National Bank of Groom n/k/a State National Bank, now or hereafter existing, however evidenced and joint, several, joint and several, certain or contingent; (3) all debts, obligations and liabilities arising pursuant to the provisions of the Deed of Trust or any loan agreement, security agreement or other instrument or agreement now or hereafter evidencing, securing or relating to the Obligation or any portion thereof; (4) all costs and expenses incurred by Beneficiary including reasonable attorney's fees, in connection with the collection of any indebtedness or enforcement of the Obligation; and (5) any and all renewals, extensions, or other modifications of the Obligation.

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

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

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

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

DATED this the 10th day of November, 2025.

Wright Law TX, PLLC  
620 S. Taylor Street, Suite 305  
Amarillo, Texas 79101  
Telephone: (806) 437-1507

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

## NOTICE OF FORECLOSURE SALE

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

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

801 S. Mississippi Street, Amarillo, Texas:

Lot No. 7, in Block 11, of the Amended Plat of San Jacinto Heights Addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 53, Page 226, of the Deed Records of Potter County, Texas;

together with all buildings, fixtures, and improvements now or later located upon the above-described real property (the "Real Property") and all appurtenances, privileges, prescriptions, and advantages thereunto, including, without limitation, all right, title, and interest of Grantor in and to (i) all streets, roads, alleys, easements, right-of-way, licenses, right of ingress and egress, vehicle parking rights and public spaces, existing and proposed, abutting, adjacent, used in connection with or pertaining to the Real Property improvements; (ii) any stripes or gores between the Real Property and abutting or adjacent property; and (iii) all water and water rights and mineral interests pertaining to the Real Property; and

all of Grantor's right, title, and interest in and to all fixtures, equipment, systems, and appliances, now owned by Grantor, that are now attached to or situated in, on, or about the Real Property or the improvements, and all renewals and replacements of, substitutions for, and additions to the foregoing.

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

|                                   |   |
|-----------------------------------|---|
| Date:                             | February 3, 2017  |
| Grantor:                          | Jose Arjon and wife, Jacqua Trevino   |
| Substitute Trustees:              | Weston W. Wright and Mindi L. McLain  |
| Beneficiary:                      | The State National Bank of Groom n/k/a State National Bank  |
| County Where Property is Located: | Potter County, Texas  |
| Recorded:                         | February 6, 2017, under Instrument No. 2017OPR0002024, 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:** Tuesday, December 2, 2025

**Time:** The sale shall begin no earlier than 10:00 A.M. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 P.M.

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

2025NOTS0214  
11/10/2025 04:03 PM Total Pages: 3  
Julie Smith, County Clerk - Potter County, TX

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 up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

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

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

6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (separately and collectively as the "Obligation") including but not limited to (1) a Promissory Note dated February 3, 2017, in the original principal amount of \$38,000.00, executed by Jose Arjon and wife, Jacqua Trevino and payable to the order of The State National Bank of Groom n/k/a State National Bank; (2) all of the debts, obligations and liabilities of Jose Arjon and Jacqua Trevino to The State National Bank of Groom n/k/a State National Bank, now or hereafter existing, however evidenced and joint, several, joint and several, certain or contingent; (3) all debts, obligations and liabilities arising pursuant to the provisions of the Deed of Trust or any loan agreement, security agreement or other instrument or agreement now or hereafter evidencing, securing or relating to the Obligation or any portion thereof; (4) all costs and expenses incurred by Beneficiary including reasonable attorney's fees, in connection with the collection of any indebtedness or enforcement of the Obligation; and (5) any and all renewals, extensions, or other modifications of the Obligation.

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

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

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

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

DATED this the 10th day of November, 2025.

Wright Law TX, PLLC  
620 S. Taylor Street, Suite 305  
Amarillo, Texas 79101  
Telephone: (806) 437-1507

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