

THE FOLLOWING  
**"NOTICE OF TRUSTEE'S SALE"**  
WERE SCANNED AND PLACED ON THE WEBSITE BY THE  
POTTER COUNTY CLERK ON:

**February 11th, 2026**

IF A WITHDRAWAL OF THE NOTICE OF TRUSTEE'S SALE HAS BEEN  
RECEIVED, THE WITHDRAWL NOTICE  
**WILL NOT**  
BE REFLECTED ON THE WEBSITE.

JULIE SMITH, COUNTY CLERK  
POTTER COUNTY, TEXAS

Instrument Number	Recording Date	Grantor	Grantee
2025NOTS0245	#####	TEJAS CORPORATE SERVICES LLC TRUSTEE	MCKENNA JOSEPH ,MC KENNA JOSEPH ,MCKENNA ERIN NICOLE ,MC KENNA ERIN NICOLE
2026NOTS0003	1/8/2026 13:12	BAZALDUA JOSE A TRUSTEE	BURNHAM MATTIE
2026NOTS0010	1/16/2026 16:00	MINDI L MCLAIN TRUSTEE	LIBRA GROUP LLC
2026NOTS0011	1/22/2026 11:43	BOWERS SUSAN TRUSTEE	GILBERT MERRELL L ,GILBERT DORIS JUNE
2026NOTS0012	1/22/2026 13:53	VACEK JOSEPH ATTY ,TEJAS CORPORATE SERVICES LLC	HELLA GREG,HELLA MELISSA
2026NOTS0014	1/28/2026 11:56	BAZALDUA JOSE A TRUSTEE	OO MOE ZAW ,TIN TUN MYA ,MU PAI
2026NOTS0016	1/30/2026 11:43	HICKMAN LAW PLLC	PAGGETT VALERIE A B
2026NOTS0019	2/5/2026 13:38	BOWERS SUSAN TRUSTEE	JIMENEZ JAYDEN
2026NOTS0021	2/5/2026 14:14	BAZALDUA JOSE A TRUSTEE	MATA GABRIELA ,MONTOYA JORGE G
2026NOTS0022	2/9/2026 9:39	GOTCHER NICOLE TRUSTEE	KINDLE HEATHER,KINDLE RON
2026NOTS0023	2/9/2026 9:39	SELL GARLAND D TRUSTEE	SALAS MARGARITA,SALAS REY
2026NOTS0024	2/9/2026 9:39	GOTCHER NICOLE TRUSTEE	LAY RAW,KYIK MAH
2026NOTS0026	2/9/2026 15:58	DIAZ SAMANTHA TRUSTEE	TRAN CHI V,TRUONG TUYET T
2026NOTS0027	2/10/2026 8:50	HECK SHANNON TRUSTEE	VALDEZ SARA
2026NOTS0028	2/10/2026 8:50	AGENCY SALES & POSTING LLC TRUSTEE	SANDERS JEREMY,SANDERS MEGAN
2026NOTS0029	2/10/2026 12:19	OLSON HAYDEN C TRUSTEE	GONZALES KATHREN
2026NOTS0030	2/10/2026 13:54	FENTON C JASON TRUSTEE	QUEVEDO LETICIA CANO,SARMIENTO EDGAR JOVANI
2026NOTS0031	2/10/2026 14:27	HARTMAN BAILEY ATTY	LOPEZ SINDY YOMARA OROZCO

SUN WEST MORTGAGE COMPANY, INC. (SUW)  
MCKENNA, JOSEPH  
2105 BRIARWOOD DRIVE, AMARILLO, TX 79124

VA 494961299208  
Firm File Number: 22-037887

2025NCTS0245  
12/30/2025 11:44 AM Total Pages: 2  
NOTTS  
JULIE SMITH, County Clerk - Potter County, TX

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on June 10, 2016, JOSEPH MCKENNA AND ERIN NICOLE MCKENNA, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to MICHAEL BURNS, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SUN WEST MORTGAGE COMPANY, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of POTTER COUNTY, TX and is recorded under Clerk's File/Instrument Number 1294773, to which reference is herein made for all purposes.

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

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on, **Tuesday, March 3, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in POTTER COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Potter, State of Texas:

THE NORTH 85 FEET OF LOT 5, BLOCK 22 OF WESTCLIFF PARK, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, OF RECORD IN VOLUME 1200, PAGE 181, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

Property Address: 2105 BRIARWOOD DRIVE  
AMARILLO, TX 79124  
Mortgage Servicer: SUN WEST MORTGAGE COMPANY, INC.  
Mortgagee: SUN WEST MORTGAGE COMPANY, INC.  
18303 GRIDLEY ROAD  
CERRITOS, CA 90703

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.

**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**

SUBSTITUTE TRUSTEE  
Tejas Corporate Services, LLC  
14800 Landmark Blvd, Suite 850  
Dallas, TX 75254

WITNESS MY HAND this day December 26, 2025.



By: \_\_\_\_\_  
Grant Tabor  
Texas Bar No. 24027905  
gtabor@logs.com  
13105 Northwest Freeway, Suite 960

Houston, TX 77040  
Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for Sun West Mortgage Company, Inc.

**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 military service to the sender of this notice immediately.**

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 6/30/2015	<b>Grantor(s)/Mortgagor(s):</b> MATTIE BURNHAM, A SINGLE FEMALE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMARILLO NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> U.S. BANK NATIONAL ASSOCIATION
<b>Recorded in:</b> Volume: N/A Page: N/A <b>Instrument No:</b> 1276731	<b>Property County:</b> POTTER
<b>Mortgage Servicer:</b> U.S. Bank National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 2800 Tamarack Road, Owensboro, KY 42301
<b>Date of Sale:</b> 3/3/2026	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> Potter County Santa Fe Building, 900 S. Polk Street, Amarillo, TX 79101 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT NO. 27, BLOCK NO. 5 OF COUNTRY CLUB TERRACE, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 139, PAGE 434 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Angie Usciton, Charles Green, Lisa Bruno, Conrad Wallace, Patrick Zwiers, Shawn Schiller, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Vina Nguyen, Dalene VanDermuden, Auction.com LLC, Jose A. Bazaldua, Christy Russell, Antonio Bazaldua or Susan Bowers, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated: 12/31/2025

*dey8r*

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

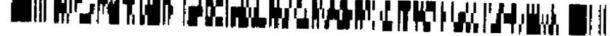
Dated: 1-8-2026

Printed Name:

*Jose A. Bazaldua*  
Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
<https://sales.mccarthyholthus.com>

MH File Number: TX-25-125333-POS  
Loan Type: FHA

2026NOTS0003 NOTTS  
01/08/2026 01:12 PM Total Pages: 1  
Julie Smith, County Clerk - Potter County, TX



## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

STATE OF TEXAS

COUNTY OF POTTER

Notice is given that the Property described below shall be sold at public auction on the date, at the time, and in accordance with the terms contained in this Notice of Non-Judicial Foreclosure Sale and the applicable laws of the State of Texas.

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. **Instrument to be Foreclosed.** 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  
Trustee: Mindi L. McLain or Weston W. Wright  
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:** March 3, 2026

**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:** At 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 Trustee may postpone, withdraw, or reschedule the sale for another day. In that case, the 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.

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, the 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 the 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.

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 the 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 16th day of January, 2026.

By: Mindi L. McLain  
Mindi L. McLain  
Weston W. Wright  
Title: Trustee

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

2025NOTS0011 NOTTS  
01/22/2026 11:43 AM Total Pages: 1  
Julie Smith, County Clerk - Potter County, TX

## NOTICE OF FORECLOSURE SALE

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

1. *Property to Be Sold.* The property to be sold is described as follows: LOT NO. 44, BLOCK NO. 22, WESTCLIFF PARK UNIT NO. 7, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, OF RECORD IN VOLUME 1200, PAGE 825, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 03/14/2008 and recorded in Book 3977 Page 461 Document 01123774 real property records of Potter County, Texas.

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

Date: 03/03/2026

Time: 01:00 PM

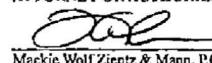
Place: Potter County, Texas at the following location: At the steps on the west side of the Potter County Courthouse located at 500 S. Fillmore, Amarillo, Texas, TX OR AS MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagor 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 AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. *Obligations Secured.* The Deed of Trust executed by MERRELL L. GILBERT AND DORIS JUNE GILBERT, provides that it secures the payment of the indebtedness in the original principal amount of \$218,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Seattle Bank is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Seattle Bank c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

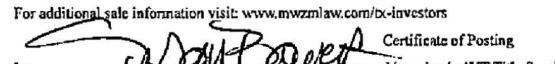
6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue, Suite 1230, Houston,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

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

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

For additional sale information visit: [www.mwzmlaw.com/bx-investors](http://www.mwzmlaw.com/bx-investors)

### Certificate of Posting

I am  whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 1-22-2026 I filed this Notice of Foreclosure Sale at the office of the Potter County Clerk and caused it to be posted at the location directed by the Potter County Commissioners Court.

2026NOTS0012  
 01/22/2026 01:53 PM Total Pages: 2  
 JILLIE SMITH, County Clerk - Potter County, 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: July 12, 2005	Original Mortgagor/Grantor: GREG HELLA AND MELISSA HELLA
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> SELECT PORTFOLIO SERVICING, INC.
<b>Recorded in:</b> Volume: 3627 Page: 459 <b>Instrument No:</b> 01055825	<b>Property County:</b> POTTER
<b>Mortgage Servicer:</b> Select Portfolio Servicing, Inc.	<b>Mortgage Servicer's Address:</b> 3217 S. Decker Lake Dr, Salt Lake City, Utah 84119

\* 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 \$99,243.00, executed by GREG HELLA AND MELISSA HELLA and payable to the order of Lender.

**Property Address/Mailing Address:** 9812 NE 28TH AVE, AMARILLO, TX 79108

**Legal Description of Property to be Sold:** LOT 7, BLOCK 2, FOLSOM ACRES UNIT NO. 1, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2103, PAGE 128, OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS.

Date of Sale: March 03, 2026	Earliest time Sale will begin: 10:00 AM
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**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 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, **SELECT PORTFOLIO SERVICING, INC.**, the owner and holder of the Note, has requested 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 *SELECT PORTFOLIO SERVICING, INC.* 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, 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 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.

**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/Joseph Vacek  
Joseph Vacek  
Attorney for Select Portfolio Servicing, Inc.  
State Bar No.: 24038848  
[jvacek@raslg.com](mailto:jvacek@raslg.com)  
Robertson, Anschutz, Schneid, Crane & Partners,  
PLLC / Attorney for Mortgagee  
5601 Executive Dr, Suite 400  
Irving, TX 75038  
Telephone: 817-873-3080  
Facsimile: (817)796-6079

## **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: **August 11, 2022**  
Grantor(s): **Moe Zaw Oo, an unmarried man and Tun Mya Tin, a married man and Pai Mu, signing pro forma to perfect lien only**  
Original Mortgagee: **Mortgage Electronic Registration Systems, Inc., as nominee for Eustis Mortgage Corp., dba Verity Mortgage**  
Original Principal: **\$227,050.00**  
Recording Information: **2022OPR0011272**  
Property County: **Potter**  
Property: **LOT 8, BLOCK 2, CHAPARRAL ACRES UNIT NO. 1, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 900, PAGE 371, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.**  
Property Address: **417 Mesquite Avenue  
Amarillo, TX 79108**

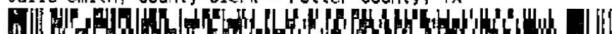
### **MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: **EUSTIS MORTGAGE CORPORATION**  
Mortgage Servicer: **Servbank, N.A.**  
Mortgage Servicer: **3138 E. Elwood Street**  
Address: **Phoenix, AZ 85034**

### **SALE INFORMATION:**

Date of Sale: **March 3, 2026**  
Time of Sale: **10:00 AM or within three hours thereafter.**  
Place of Sale: **Potter County Santa Fe Building, 900 S. Polk Street, Amarillo, TX 79101 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**  
Substitute Trustee: **Auction.com, LLC, and Padgett Law Group, any to act**  
Substitute Trustee: **546 Silicon Dr., Suite 103, Southlake, TX 76092**  
Trustee Address:



**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

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

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) 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 are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; 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 is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, 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 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 imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the 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 sold "AS-IS", purchaser's 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 interest 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.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

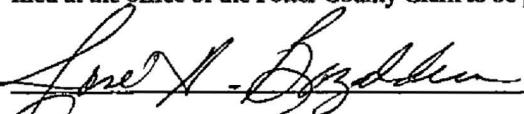


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Michael J. Burns / Paige Jones/ Gabrielle A. Davis/ Ronny George

**CERTIFICATE OF POSTING**

My name is Jose A. Brzallos, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 1-28-2025, I filed at the office of the Potter County Clerk to be posted at the Potter County courthouse this notice of sale.

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

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

Padgett Law Group  
546 Silicon Dr., Suite 103, Southlake, TX 76092  
(850) 422-2520

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** January 29, 2026

**Deed of Trust:**

**Date:** June 29, 2010

**Grantor:** Valerie A. B. Paggett

**Grantor's County:** Potter County, Texas

**Beneficiary:** The W. A. Mays and Agnes Mays Trusts No. 3-1, 3-2, 3-3, 3-4, and 3-5

**Trustee:** Donald E. Jackson

**Substitute Trustee:** Hickman Law, PLLC

**Recording Information:** Volume 4231, Page 309, Official Public Records, Potter County, Texas

**Property:** Lot 27, Block 3, of Buffalo Ridge Unit No. 1, a Suburban Subdivision to the City of Amarillo, being an unplatted tract of land out of Section 15, Block 9, B.S.&F. Survey, Potter County, Texas, according to the map or plat thereof, recorded in Volume 2899, Page 812, of the Official Public Records of Potter County, Texas

**Note:**

**Date:** June 29, 2010

**Original Principal Amount:** \$17,356.00

**Debtor:** Valerie A. B. Paggett

**Holder:** Stacy Mays Sharp, Managing Trustee of The W. A. Mays and Agnes Mays Trusts No. 3-1, 3-2, 3-3, 3-4, and 3-5

**Date of Sale of Property (first Tuesday of month):** Tuesday, March 3, 2026

**Time of Sale of Property:** The sale will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will begin is 10:00 a.m.

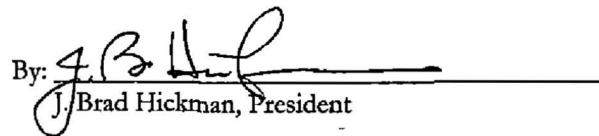
**Place of Sale of Property:** The area designated by the Potter County Commissioners Court as the official location for real property foreclosure sales.

2026NOTS0016 NOTTS  
01/30/2026 11:43 AM Total Pages: 2  
Julie Smith, County Clerk - Potter County, TX

Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust. Because of that default, the owner and Holder of the Note and Beneficiary under the Deed of Trust has requested Substitute Trustee to sell the Property.

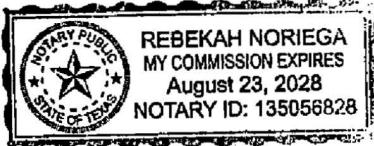
Therefore, notice is given that on and at the Date, Time, and Place of Sale described above, Substitute Trustee will sell the Property "AS IS" by public sale to the highest bidder for cash in accordance with the Deed of Trust.

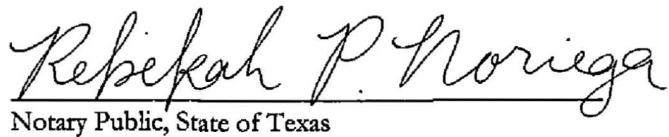
HICKMAN LAW, PLLC,  
a Texas professional limited liability company

By:   
J. Brad Hickman, President

STATE OF TEXAS      §  
                            §  
COUNTY OF POTTER    §

This instrument was acknowledged before me on the 29th day of January, 2026, by J. Brad Hickman, President of HICKMAN LAW, PLLC, a Texas professional limited liability company, on behalf of said company.



  
Rebekah P. Noriega  
Notary Public, State of Texas

## NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD 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 NO. 9, BLOCK NO. 26, NORTH HIGHLANDS SUBDIVISION OF THE TARTER ADDITION, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS. ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, OF RECORD IN VOLUME 139, PAGE 324, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS. REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 05/03/2023 and recorded in Document 20230PR0065554 real property records of Potter County, Texas

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

Date: 05/03/2026

Time: 10:00 AM

Place: Potter County, Texas at the following location: At the steps on the west side of the Potter County Courthouse located at 500 S. Fillmore, Amarillo, Texas, TX OR AS MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT or as designated by the County Commissioners Court.

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

5. *Obligations Secured.* The Deed of Trust executed by JAYDEN JIMENEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$117,826.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NewRez LLC d/b/a Shellpoint Mortgage Servicing c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

For additional sale information visit: [servicelinkauction.com/texas](http://servicelinkauction.com/texas) or (866) 539-4173

### Certificate of Posting

I am Susan Bawer whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 25-5-2026 I filed this Notice of Foreclosure Sale at the office of the Potter County Clerk and caused it to be posted at the location directed by the Potter County Commissioners Court.

2026NOTS0019 NOTTS  
02/05/2026 01:38 PM Total Pages: 1  
Julie Smith County Clerk - Potter County, TX



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**POTTER County**

**Deed of Trust Dated:** October 30, 2006

**Amount:** \$51,000.00

**Grantor(s):** GABRIELA MATA and JORGE G MONTOYA

**Original Mortgagee:** HAPPY STATE BANK

**Current Mortgagee:** TIB THE INDEPENDENT BANKERSBANK, N.A.

**Mortgagee Address:** TIB THE INDEPENDENT BANKERSBANK, N.A., 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

**Recording Information:** Document No. 01089141

**Legal Description:** LOT 11, BLOCK 34 OF HUMPHREYS HIGHLANDS, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 139, PAGE 58 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS

**Date of Sale:** March 3, 2026 between the hours of 10:00 AM and 1:00 PM.

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

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

JONATHAN SCHENDEL OR ANGIE USELTON, DAVID RAY, SHANNON HECK, RONNIE HECK, ANTONIO BAZALDUA, SUSAN BOWERS, PATRICK ZWIERS, CHARLES GREEN, LISA BRUNO, CONRAD WALLACE, KRISTOPHER HOLUB, DANA KAMIN, JOSHUA SANDERS, MATTHEW HANSEN, ALEENA LITTON, RAMIRO CUEVAS, JAMI GRADY, BOBBY FLETCHER, DAVID RAY, BRUCE MILLER, GABRIELLE CARRIER, ISRAEL CURTIS, CHRISTY RUSSELL, OR JOSE A. BAZALDUA, 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 Mortagor, 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 Mortagors 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.**

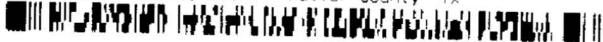
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

*Anthony G. Watters*

Anthony G. Watters, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2020-000288

*Jose A. Bazzaldua*  
*Jose A. Bazzaldua*

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

2026NOTS0021 NOTTS  
02/05/2026 02:14 PM Total Pages: 1  
Julie Smith, County Clerk - Potter County, TX  


## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

\* \* \* \* \*

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

DATE: January 30, 2026

SECURITY INSTRUMENT: Deed of Trust  
Date: September 22, 2011  
Grantor: Heather Kindle, a single female and Ron Kindle, a single male  
Beneficiary: Amarillo National Bank  
Trustee: J. Gregg Jordan  
Substitute Trustee: Nicole Gotcher, Garland D. Sell, Kerry McLain, and Luke Bussen  
Recorded: Volume 4355 Page 453 in the Official Public Records of Potter County, Texas

PROPERTY: **Lot 21, Block 10 of Country Club District, an Addition to the City of Amarillo in Potter County, Texas, according to the map or plat thereof, recorded in Volume 102, Page 130 of the Deed Records of Potter County, Texas, which has the address of 3715 Fountain Terrace, Amarillo, TX 79106.**

SUBJECT TO all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and valid reservations of oil, gas and other mineral interests, if any, and all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Security Instrument.

DATE OF SALE: March 3, 2026

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.**



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

## NOTICE OF TRUSTEE'S SALE

\* \* \* \* \*

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

DATE: January 27, 2026

SECURITY INSTRUMENT: Deed of Trust  
Date: August 1, 2010  
Grantor: Margarita Salas & Rey Salas  
Lender: CGP Family, LP, a Texas limited partnership  
Trustee: Garland D. Sell  
Recorded in: Volume 4248 Page 722 of the Official Public Records of Potter County, Texas

PROPERTY: Lot 3, Block 49, of Hamlet Unit No. 5, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 695, Page 293 of the Deed Records of Potter County, Texas [commonly known as 1011 Harper Avenue, Amarillo, TX 79107].

SUBJECT TO all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and valid reservations of oil, gas and other mineral interests, if any, and all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Security Instrument.

COURT ORDER: Final Judgment entered under Cause No. 113225-B-CV in the 181<sup>st</sup> Judicial District Court of Potter County, Texas.

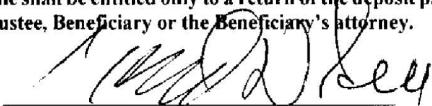
DATE OF SALE: March 3, 2026

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, 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 Trustee, Beneficiary or the Beneficiary's attorney.**

  
GARLAND D. SELL, Trustee  
4801 Lexington Square  
Amarillo, TX 79119-6572  
806.374.3765

CAUSE NO. 113225-B-CV

CGP FAMILY, LP, a Texas limited partnership	§ IN THE DISTRICT COURT
Plaintiff	§
v.	§
MARGARITA SALAS, LAURA SALAS, FABIAN FRANCK SALAS, AND THE UNKNOWN HEIRS-AT-LAW OF REY SALAS a/k/a FABIAN R. "REYES" SALAS a/k/a REYES SALAS, DECEASED, Defendants	§ POTTER COUNTY, TEXAS
IN RE: 1011 HARPER AVENUE, AMARILLO, TX 79107	§ 181 <sup>st</sup> JUDICIAL DISTRICT

FINAL JUDGMENT

On this day came on to be heard the above entitled and numbered cause.

CGP FAMILY, LP, a Texas limited partnership, (Plaintiff) appeared and by its attorney of record announced ready.

Defendants Margarita Salas and Fabian Franck Salas were served with citation and the return of service has been on file with the Court for the required time, but they have failed to appear.

Defendants Laura Salas and the Unknown Heirs of Rey Salas a/k/a Fabian R. "Reyes" Salas a/k/a Reyes Salas, Deceased, appeared by and through attorney ad litem David Russell and announced ready.

After considering the pleadings and the evidence, the Court finds the following:

1. This suit concerns the real property and improvements commonly known as 1011 Harper Avenue, Amarillo, TX 79107 (the Property) and more particularly described as follows:

**Lot 3, Block 49, of Hamlet Unit No. 5, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 695, Page 293 of the Deed Records of Potter County, Texas.**

2. On August 1, 2010, Margarita Salas (Margarita) and Rey Salas (Decedent) purchased the Property. Plaintiff's loan servicing records for Margarita and Decedent's loan show

that their loan has been in default since May 1, 2023. The indebtedness evidenced by the Loan Agreement, as that term is defined in TEX. BUS. & COM. CODE § 26.02, and secured by the Deed of Trust and Vendor's Lien, is in default.

3. Decedent died on December 22, 2023. No probate proceedings have been opened for Decedent in the county where the Property is located and where Decedent was living at the time of his death. Therefore, there is no executor or administrator to be made a party in this proceeding as the personal representative of Decedent's probate estate.

4. As of January 9, 2026, the Loan Agreement payoff, as "payoff" is used in TEX. PROP. CODE § 12.017, was at least \$46,594.89. This sum does not include all outstanding fees and costs, which continue to accrue.

5. At the time of his death, Decedent was vested with title to and possession of the Property. But for the death of Decedent, Plaintiff would have exercised its right of non-judicial foreclosure in accordance with the Note, Deed of Trust, and TEX. PROP. CODE § 51.002.

6. On October 1, 2025, Plaintiff filed its Original Petition to establish its claim and enforce its right of rescission under the Vendor's Lien.

7. Plaintiff diligently searched public records but was unable to determine if all the heirs of Decedent have been identified.

8. Consequently, pursuant to TEX. R. CIV. P. 111 and TEX. CIV. PRAC. & REM. CODE § 17.004, Plaintiff requested that citation of service by publication be issued upon Laura Salas and the Unknown Heirs at Law of Rey Salas a/k/a Fabian R. "Reyes" Salas a/k/a Reyes Salas, Deceased. This Court approved the order for citation by publication, and therefore, the Clerk of this Court issued citation for Laura Salas and the Unknown Heirs at Law of Rey Salas a/k/a Fabian R. "Reyes" Salas a/k/a Reyes Salas, Deceased, by publication in accordance with the Rules. Return of service has been on file with the Court for the required time.

9. Pursuant to TEX. R. CIV. P. 244, this Court appointed David Russell as Attorney Ad Litem to represent Laura Salas and the Unknown Heirs at Law of Rey Salas a/k/a Fabian R. "Reyes" Salas a/k/a Reyes Salas, Deceased.

10. The Attorney Ad Litem conducted an independent investigation. The Attorney Ad Litem reviewed investigative material which supports the recitations contained herein and completed his investigation.

11. Upon the death of Decedent, Defendants were immediately vested with all of Decedent's right, title and interest to the Property, subject to the debt secured by the Deed of Trust and Vendor's Lien. TEX. EST. CODE §§ 101.051 and 201.001. Though Defendants have had the use, benefit, and enjoyment of the Property, they have failed, refused, or are unable to pay the Note.

12. Because Defendants are unable or unwilling to cure the default, it is in the parties' best interest for Plaintiff to enforce its liens against the Property. Upon such enforcement by Plaintiff, Defendants will be released and forever discharged from all liability which may currently exist or which may subsequently arise out of, concerning, in connection with, or resulting from the Loan Agreement.

13. To Plaintiff's knowledge, there are no debts of the Estate of Decedent except the debt evidenced by the Loan Agreement and there is no other reason for administration of the Estate of Decedent.

14. After considering the pleadings, the evidence on file, and the testimony and report of David Russell, the Court has determined that this Final Judgment should be granted. Therefore,

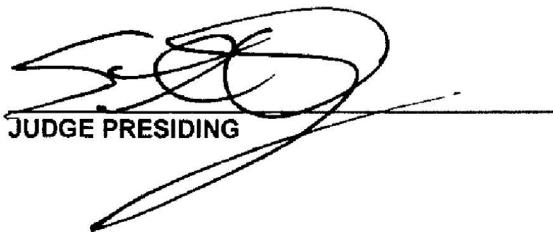
IT IS ORDERED, ADJUDGED AND DECREED that:

1. The Vendor's Lien held and owned by Plaintiff against the Property is hereby enforced because of the material default in payment of the purchase money indebtedness secured by such Vendor's Lien.
2. The method for enforcing the Vendor's Lien shall be a non-judicial foreclosure sale held in accordance with the terms and conditions of the Note and Deed of Trust to which Plaintiff is the beneficiary and the provisions of TEX. PROP. CODE § 51.002.

3. The non-judicial foreclosure sale shall divest all Defendants of, and the purchaser of the Property at the non-judicial foreclosure sale shall be vested with, all right, title, interest, and possession in and to the Property.
4. Plaintiff is allowed such writs and process as may be necessary in the enforcement and collection of this judgment.
5. Costs of court be taxed against the party by whom incurred.
6. No personal liability or deficiency for the Loan Agreement debt shall be asserted against Defendants or the putative estate of Decedent.
7. As part of the costs of court, and payable by Plaintiff, the attorney ad litem, David Russell, is hereby granted the sum of \$1,500.00 as a reasonable fee.
8. This Court adopts the report of the attorney ad litem and discharges attorney ad litem, David Russell, from his duties in this cause.
9. This Final Judgment serves as a Statement of the Evidence as required by TEX. R. CIV. P. 244.

This Judgment finally disposes of all parties and all claims and is appealable.

SIGNED this 16 day of January, 2026.



JUDGE PRESIDING

## 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: January 30, 2026

SECURITY INSTRUMENT: Deed of Trust  
Date: April 13, 2018  
Grantor: Raw Lay and wife, Mah Kyik  
Lender: Amarillo National Bank  
Trustee: W. Wade Porter  
Substitute Trustee: Nicole Gotcher, Garland D. Sell, Kerry McLain, and Luke Bussen  
Recorded: Clerk's File No. 2018OPR0004985, Official Public Records  
of Potter County, Texas

PROPERTY: **Lot 11, Block 10, Ridgemere, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat recorded in Volume 139, Page 450, of the Deed Records of Potter County, Texas, which currently has the address of 2202 Brook Avenue, Amarillo, TX 79107.**

SUBJECT TO all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and valid reservations of oil, gas and other mineral interests, if any, and all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Security Instrument.

DATE OF SALE: March 3, 2026

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

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

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

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

Amarillo National Bank is acting as the Mortgage Loan Servicer for Fannie Mae, which is the owner of the Note and Security Instrument associated with your real estate loan. Amarillo National Bank, as Mortgage Loan Servicer, is representing Fannie Mae, whose address is Fannie Mae, Texas Foreclosures, 5600 Granite Parkway, Plano, Texas 75024. The Mortgage Loan Servicer is authorized to represent Fannie Mae by virtue of a servicing agreement. The Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. **All notices, payments, correspondence, and other communications regarding your real estate loan should continue to be directed to Amarillo National Bank.**



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

A debtor who is serving on active duty in the military may have special rights or relief related to this notice under federal law, including the SERVICEMEMBERS CIVIL RELIEF ACT (50 U.S.C. app. Section 501, et. seq.) and state law, including Section 51.015 of the TEXAS PROPERTY CODE. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**DATE:** February 9, 2026

**PROMISSORY NOTES:**

Date: January 05, 2022  
Makers: Chi V Tran and Tuyet T Truong  
Payee: Amarillo Community Federal Credit Union  
Principal Amount: \$83,000.00

**DEED OF TRUST:**

Date: January 05, 2022  
Grantor: Chi V Tran and Tuyet T Truong  
Trustee: Scott Rose  
Beneficiary: Amarillo Community Federal Credit Union  
Recording Information: Recorded in/under Instrument No. 2022OPR0000823, Official Public Records of Potter County, Texas

**LENDER:** Amarillo Community Federal Credit Union

**BORROWERS:** Chi V Tran and Tuyet T Truong

**PROPERTY:**

LOT 3, BLOCK 32, OF THE CORRECT 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 OF RECORDS OF POTTER COUNTY, TEXAS.

**SUBSTITUTE TRUSTEE:** Samantha Diaz or Joshua Owens  
**Mailing Address:** 500 S. Taylor, Ste. 800  
Amarillo, Texas 79101

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

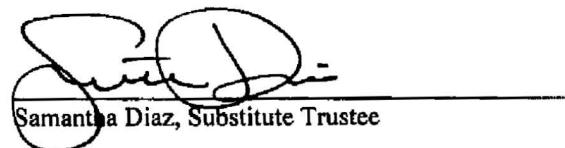
March 3, 2026, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

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

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

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

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

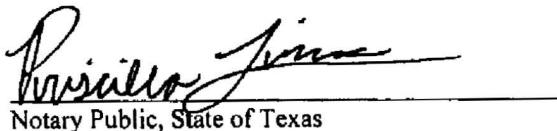
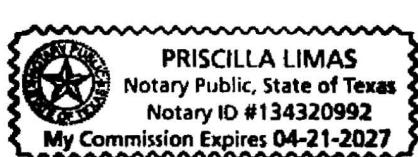


Samantha Diaz, Substitute Trustee

**ACKNOWLEDGMENT**

STATE OF TEXAS )  
COUNTY OF POTTER )

This instrument was acknowledged before me on February 9, 2026, by Samantha Diaz,  
Substitute Trustee.



Priscilla Limas  
Notary Public, State of Texas

25TX373-0471  
800 SANDERS AVENUE, AMARILLO, TX 79108

## NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

LOT 1, BLOCK 2 OF JOHNNIE JONES SUBDIVISION, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN VOLUME 1200, PAGE 87 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated February 21, 2023 and recorded on February 22, 2023 as Instrument Number 2023OPR0001999 in the real property records of POTTER County, Texas, which contains a power of sale.

Sale Information:

March 03, 2026, 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 SARA VALDEZ secures the repayment of a Note dated February 21, 2023 in the amount of \$141,927.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 Yamato Road, Suite 175, Boca Raton, FL 33431, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation 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.

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 VanDermyden, Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Gabrielle Carrier, Christy Russell, Antonio Bazaldua, Susan Bowers, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Lesa Scott, Shannon Heck, Jonathan Bowers, Glandeen Shenk, Linda Booth, Jeff Booth, Auction.com, LLC, Dustin George

**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.**



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Tromberg, Miller, Morris & Partners, PLLC  
Jonathan Andring, Attorney at Law  
Melissa Brown, Attorney at Law  
Yuri Han, Attorney at Law  
6080 Tennyson Parkway Suite 100  
Plano, TX 75024



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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 VanDermyden, Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Gabrielle Carrier, Christy Russell, Antonio Bazaldua, Susan Bowers, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Lesa Scott, Shannon Heck, Jonathan Bowers, Glandeen Shenk, Linda Booth, Jeff Booth, Auction.com, LLC, Dustin George  
c/o Tromberg, Miller, Morris & Partners, PLLC  
6080 Tennyson Parkway Suite 100  
Plano, TX 75024

**Certificate of Posting**

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

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 142757-TX

Date: February 6, 2026

County where Real Property is Located: Potter

ORIGINAL MORTGAGOR: JEREMY SANDERS AND MEGAN SANDERS, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 3/23/2023, RECORDING INFORMATION: Recorded on 3/23/2023, as Instrument No. 2023OPR0003584

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 2, BLOCK 7, LA PALOMA ESTATES UNIT NO. 4, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF OF RECORD IN VOLUME 2958, PAGE 694 OF THE OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 3/3/2026, the foreclosure sale will be conducted in Potter County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the 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. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC  
3043 Townsgate Rd, Suite 200  
Westlake Village, CA 91361

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.

Page 1 of 2



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4865599

**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 required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

**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.**

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  
Phone: (866) 931-0036

2026NOTS0029  
02/10/2026 12:19 PM Total Pages: 1  
Julie Smith, County Clerk - Potter County, TX  


## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**Date:** February 10, 2026

### **DEED OF TRUST**

**Date:** August 20, 2025

**Grantor:** KATHREN GONZALES

**Original Trustee:** AUSTIN MARTIN

**Substitute Trustee:** HAYDEN C. OLSON, TYLER LACY and/or CASSIE CARSON

**Original Beneficiary:** GREAT PLAINS LAND INVESTMENTS, LLC

**Current Beneficiary:** GREAT PLAINS LAND INVESTMENTS, LLC

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

**Recorded in:** Deed of Trust recorded in Document No. 2025OPR0011927, Official Public Records of Potter County, Texas

**Property:** LOT ONE (1), YOUNGER FARMS UNIT No. 2, a Suburban Subdivision to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2024OPR0009287 of the Official Public Records of Potter County, Texas (the "Property").

### **NOTE SECURED BY DEED OF TRUST**

**Date:** August 20, 2025

**Amount:** \$29,749.00

**Maker:** KATHREN GONZALES

**Payee & Holder of Note:** GREAT PLAINS LAND INVESTMENTS, LLC

**SUBSTITUTE TRUSTEE'S MAILING ADDRESS:** 1408-A Buddy Holly Ave., Lubbock, Lubbock County, Texas 79401

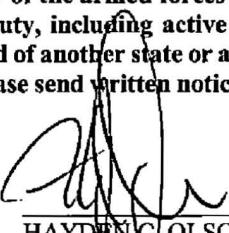
**DATE OF SALE OF PROPERTY:** Tuesday, March 3, 2026, between one o'clock P.M. and four o'clock P.M.

**PLACE OF SALE OF PROPERTY:** The sale will occur at the location designated by the Potter County Commissioners Court in accordance with Section 51.002 (a) of the Texas Property Code. The current designated location is the 11<sup>th</sup> floor auditorium, Santa Fe Building, located at 9<sup>th</sup> & Polk, Amarillo, Texas 79101.

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

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

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

  
HAYDEN C. OLSON, Substitute Trustee

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**  
**(Potter County, Texas)**

**Date:** **February 10, 2026**

**Promissory Note ("Note")**

Date:	April 17, 2024
Original Principal Amount:	\$156,650.00
Borrower/Maker:	Leticia Cano Quevedo Edgar Jovani Sarmiento Flatland Services, LLC
Payee/Lender:	Panhandle Home Buyer, LLC
Owner/Holder:	9.900% per annum.
Pre-Maturity Interest Rate:	18.000% per annum.
Post-Maturity Interest Rate:	
Date of Maturity:	April 17, 2054

**Deed of Trust ("Deed of Trust")**

Dated:	January 17, 2024
Grantor:	Leticia Cano Quevedo Edgar Jovani Sarmiento Del Toro Loan Servicing
Trustee:	Panhandle Home Buyers, LLC via assignment
Beneficiary:	Document Number 2024OPR0004697 of the
Recording Data:	Official Public Records of Randall County, Texas and assigned by Document Number 2024OPR0004711 of the Official Public Records of Randall County, Texas

**Real Property securing Note under Deed of Trust (the "Property")<sup>1</sup>:**

Lot 8, Block 3, of Avonbell Addition, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, recorded in Volume 500, Page 133 of the Deed Record of Potter County, Texas

**Substitute Trustee:**

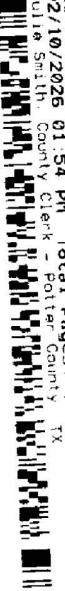
C. Jason Fenton [500 S. Taylor, Suite 1200, Amarillo, Texas 79101 (physical and mailing address)]

**Successor Substitute Trustees:<sup>2</sup>**

Mike Smiley and/or Madison Estes [500 S. Taylor, Suite 1200, Amarillo, Texas 79101 (physical address) and P.O. Box 9158, Amarillo, TX 79105-9158 (mailing address)]

<sup>1</sup> To the extent the property description conflicts with the property description in the Deed of Trust, the description in the Deed of Trust shall control for all purposes.

<sup>2</sup> In this document and any subsequent notice, any reference to "Substitute Trustee" includes any one of the Successor Substitute Trustees identified above.

2026NOTS0030 NOTTS  
02/10/2026 01:54 PM 100.1 Pages: 4  
Julie Smith, County Clerk - Potter County, TX  


**Property Securing Note under Deed of Trust (“Property”):** Potter County, Texas

**County Where Property Is Located:** March 3, 2026

**Date of Sale of Property:** 10:00 a.m. (Central Time)

**Earliest Time of Sale of Property:** 500 S. Fillmore, 2<sup>nd</sup> Floor, Suite 201, Amarillo, TX 79101

**Place of Sale of Property:** Collectively, the Note and Deed of Trust described above, and any and all obligations described in or secured by the Note and Deed of Trust.

Beneficiary is the owner and holder of the right to receive payments due under the Note and Deed of Trust (“Secured Obligation”). Beneficiary is the owner and beneficiary of the lien and security interest(s) granted under or contained within the Deed of Trust and the related loan documents.

Because of default in performance of the Secured Obligation by the Maker (who is also the Grantor under the Deed of Trust and the Borrower under the Note, but who are collectively referred to herein as “Maker”), Substitute Trustee (or any of the Successor Substitute Trustees) will sell the Property by public auction to the highest bidder on the Date of Sale of Property at the Place of Sale of Property to satisfy the debt secured by the Deed of Trust. The sale will begin at the Earliest Time of Sale of Property (see above) or within three (3) hours thereafter.

To the extent allowed by the Deed of Trust or applicable law, the Substitute Trustee may (in his/her/its sole discretion or as directed by Beneficiary) sell the Property in one lot or by separate lots or parcels. The Beneficiary under the Deed of Trust (or its designee, assignee, or agent, as applicable) will be permitted to “credit bid” against the Secured Obligation; other bidders will need to demonstrate the ability to pay cash on the Date of Sale. Additional conditions for the conduct of the sale may be announced by the Substitute Trustee before the bidding is opened for the first sale of the day to be conducted by the Substitute Trustee.<sup>3</sup>

The sale will also include all personal property and fixtures, if any, of any nature referenced or described in the Deed of Trust. Beneficiary has requested that the Substitute Trustee sell all the components of the Property that are personal property or fixtures in accordance with the terms of Chapter 9 of the Texas Business and Commerce Code (the Texas Uniform Commercial Code). The foreclosure of the personal property will be held at the same time and place as the sale noticed above; to the extent permitted by Chapter 9 of the Texas Business and Commerce Code (Texas Uniform Commercial Code) and / or the Texas Property Code, the Substitute Trustee has been instructed to proceed as to both the real property and personal property referenced in the Deed of Trust in accordance with the rights and remedies of the owner and holder of the Secured

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<sup>3</sup> See Tex. Prop. Code § 51.0075.

Obligation. Beneficiary may also direct the foreclosure of personal property security interests described in any security agreement between Grantor and Beneficiary.

The Property will be sold AS IS, WHERE IS, IN ITS PRESENT PHYSICAL CONDITION,<sup>4</sup> subject to ad valorem tax liens, if any, against the Property. ANY PROSPECTIVE PURCHASER IS ENCOURAGED TO CONDUCT ITS OWN INDEPENDENT INVESTIGATION OF THE PROPERTY, RECORD TITLE TO THE PROPERTY, TAX LIENS, IF ANY, AGAINST THE PROPERTY, AND THE PHYSICAL CONDITION OF THE PROPERTY PRIOR TO THE SALE.

**If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the amount paid. The purchaser shall have no further recourse against the Maker/Grantor, the Payee/Beneficiary, the Substitute Trustee, any Successor Substitute Trustee, or the attorney for any of the Substitute Trustee, Successor Substitute Trustee, or Payee/Beneficiary.**

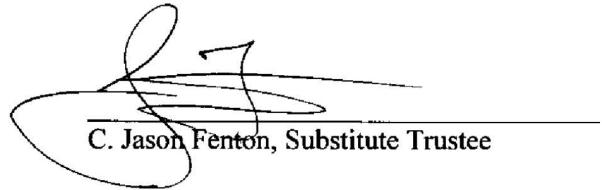
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED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

[signature page follows]

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<sup>4</sup> See Tex. Prop. Code § 51.009.

Signed and Posted February 10, 2026.



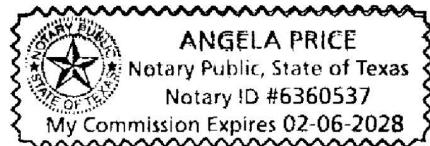
C. Jason Fenton, Substitute Trustee

*See page one (1) for name and street address of Substitute Trustee and any Successor Substitute Trustees.*

ACKNOWLEDGMENT

STATE OF TEXAS                    §  
                                          §  
COUNTY OF POTTER                §

This instrument was acknowledged before me this 10th day of February, 2026, by C. Jason Fenton, Substitute Trustee.



Angela Price  
Notary Public, State of Texas

AFTER POSTING, RETURN TO:

C. Jason Fenton  
Underwood Law Firm, PC  
P.O. Box 9158  
Amarillo, TX 79105-9158

## 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:

North 1/2 of Lot 5, and all of Lot 4, Block 38, of Original Town, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, recorded in Vol. 65, Page 18, of the Deed Records of Potter County, Texas.

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

**Dated:** November 22, 2023  
**Grantor:** Sindy Yomara Orozco Lopez  
**Beneficiary:** A Squared Property Investments, LLC  
**Recorded:** November 22, 2023, under Clerk's File No. 2023OPR0014449, 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:** March 3, 2026

**Time:** The sale shall begin no earlier than 1:00 o'clock, P.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 refiling may be after the date originally scheduled for this sale.

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

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

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

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

6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "obligations") including but not limited to (1) Real Estate Lien Note in the original principal amount of \$65,230.66, executed by Sindy Yomara Orozco Lopez, and payable

to the order of A Squared Property Investments, LLC (the "Note"); (2) all renewals and extensions of the Note; and (3) any and all present and future indebtedness of Sindy Yomara Orozco Lopez to A Squared Property Investments, LLC. A Squared Property Investments, LLC is the current owner and holder of the obligations and is the Beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the Beneficiary, A Squared Property Investments, LLC, 1026 SW 6th, 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 10<sup>th</sup> day of February, 2026.

MORGAN WILLIAMSON LLP  
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Amarillo, Texas 79101  
Telephone: (806) 358-8116  
Facsimile: (806) 350-7642

By: Bailey Hartman  
Samuel S. Kerr, Bailey Hartman, C. Jared  
Knight, or Cathy Miller  
State Bar No. 24125916