

THE FOLLOWING
"NOTICE OF TRUSTEE'S SALE"
WERE SCANNED AND PLACED ON THE WEBSITE BY THE
POTTER COUNTY CLERK ON:
[March 13th, 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

Instrument Number	Recording Date	Grantor	Grantee
2025NOTS0001	1/7/2025 11:29	LOPEZ DANIKA L ATTY ,NEWREZ LLC ,SHELLPOINT MORTGAGE SERVICING	CASTRO WENDY VALERIA ,ENRIQUEZ DANIEL
2025NOTS0008	1/23/2025 9:25	HECK SHANNON TRUSTEE	NELSON LYNDSEY
2025NOTS0010	1/23/2025 12:39	FRAZIER THUY ATTY,BAZALDUA JOSE A TRUSTEE	HEREDIA NEMUEL,LOPEZ CASSANDRA
2025NOTS0017	1/30/2025 16:40	BAZALDUA JOSE A TRUSTEE ,GEORGE RONNY ATTY	MCKENNA JOSEPH ,MC KENNA JOSEPH ,MCKENNA ERIN NICOLE ,MC KENNA ERIN NICOLE
2025NOTS0034	2/13/2025 11:54	SAUCEDO ISRAEL TRUSTEE	HOFFMAN BRIAN GREGORY ,HOFFMAN ANGELA M
2025NOTS0036	2/26/2025 13:44	VASQUEZ ALEX TRUSTEE	CHAVEZ JUAN ANGEL
2025NOTS0037	2/26/2025 13:44	VASQUEZ ALEX TRUSTEE	VARELA JESUS ENRIQUE CHAVEZ ,CHAVEZ VARELA JESUS ENRIQUE
2025NOTS0038	2/26/2025 13:44	VASQUEZ ALEX TRUSTEE	CHAVEZ VARELA JESUS ENRIQUE ,VARELA JESUS ENRIQUE CHAVEZ
2025NOTS0040	2/27/2025 14:54	BAZALDUA JOSE A TRUSTEE	SHAFFER NATHAN I ,SHAFFER SUSAN R
2025NOTS0043	2/28/2025 15:32	BUCKNER ADAIR M TRUSTEE	LOYA PATRICIA
2025NOTS0044	3/3/2025 14:41	WEIR PATRICK S TRUSTEE	MOORE BRIAN DEMONT ,GALLEGOS VERONICA LOUISE
2025NOTS0045	3/3/2025 15:33	PHILLIPS NICK TRUSTEE ,PHILLIPS NICK ATTY	VALDEZ TOM ,VALDEZ THOMAS EDWARD ,VALDEZ JENNIFER
2025NOTS0046	3/10/2025 13:32	SCARBROUGH LAUREN TRUSTEE	ADEN MOHAMED SIDOW
2025NOTS0047	3/10/2025 13:32	SCARBROUGH LAUREN TRUSTEE	ABDI NOOR MOHAMED
2025NOTS0048	3/10/2025 13:32	SCARBROUGH LAUREN TRUSTEE	GARCIA ROYSSEY ISMAEL LUJAN
2025NOTS0049	3/10/2025 13:47	GOTCHER NICOLE TRUSTEE	MEH BEH
2025NOTS0050	3/10/2025 14:39	MELTON JARED TRUSTEE	GUADARRAMA ROBERT ,GUADARRAMA SAMANTHA
2025NOTS0051	3/10/2025 16:39	SMITH L DAVID TRUSTEE	TANDEM GROUP LP

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: January 2, 2025

NOTE: Note described as follows:

Date: March 17, 2023
Maker: WENDY VALERIA CASTRO; DANIEL ENRIQUEZ
Payee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
successor to the original lender
Original Principal
Amount: \$115,371.00

DEED OF TRUST: Deed of Trust described as follows:

Date: March 17, 2023
Grantors: WENDY VALERIA CASTRO; DANIEL ENRIQUEZ
Trustee: KATHERINE C DEKAY
Beneficiary: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
successor to the original lender
Recorded: INSTRUMENT ID 2023OPR0003419, WHICH WAS RECORDED IN
THE REAL PROPERTY RECORDS OF POTTER COUNTY, TEXAS.

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

BORROWER: WENDY VALERIA CASTRO; DANIEL ENRIQUEZ

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN POTTER COUNTY, TEXAS, 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: 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, OR DAVID GARVIN

Substitute Trustee's Mailing Address:

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

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

APRIL 1, 2025, the first Tuesday of the month, to commence at 10:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In POTTER County, Texas, AT SANTA FE BUILDING, 900 S. POLK STREET, AMARILLO, TX 79101 OR AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

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 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 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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: March 17, 2023
Grantors: WENDY VALERIA CASTRO; DANIEL ENRIQUEZ
Trustee: KATHERINE C DEKAY
Beneficiary: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
successor to the original lender
Recorded: INSTRUMENT ID 2023OPR0003419, 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, 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: 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, OR DAVID GARVIN

Substitute Trustee's Mailing Address:

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

Each Substitute Trustee is appointed effective as of **JANUARY 2, 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:

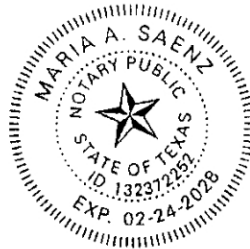
By: 

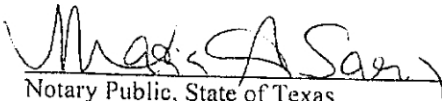
Name: Danika L. Lopez, Attorney for
NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING, successor to the
original lender

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

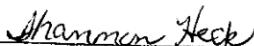
BEFORE ME, the undersigned authority, on this day appeared DANIKA L. LOPEZ, and after being by me duly sworn, stated that he executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on JANUARY 2, 2025.




Notary Public, State of Texas

Notice of Sale executed by:



Name: Shannon Heck

Substitute Trustee

EXHIBIT A

**LOT 17, BLOCK 14, FORREST HILL TERRACE, A SUBDIVISION IN POTTER COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 139, PAGE 539, DEED
RECORDS, POTTER COUNTY, TEXAS.**

24-04184
2035 OAK DR, AMARILLO, TX 79107

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

Property: The Property to be sold is described as follows:

LOT 28, BLOCK 12, OF HAMLET UNIT NO. 1, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 151, PAGE 589, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

Security Instrument: Deed of Trust dated February 28, 2022 and recorded on March 3, 2022 at Instrument Number 2022OPR0003013 in the real property records of POTTER County, Texas, which contains a power of sale.

Sale Information: April 1, 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 LYNDSEY NELSON secures the repayment of a Note dated February 28, 2022 in the amount of \$103,098.00. NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage 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.



4833388

2025NOTS0008 NOTTS
01/23/2025 09:25 AM Total Pages: 2
Julie Smith, County Clerk - Potter County, TX

Nicki Company

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

Shannon Heck

Substitute Trustee(s): Bobby Fletcher, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Shawn Schiller, David Ray, Patrick Zwiers, Kristopher Holub, Dana Kamin, Garrett Sanders, Joshua Sanders, Clay Golden, Logan Thomas, Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Antonio Bazaldua, Susan Bowers, Gabrielle Carrier, Ramiro Cuevas, Jami Grady, Conrad Wallace, Matthew Hanse, Aleena Litton, Bruce Miller, Israel Curtis, Christy Russell

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

Certificate of Posting

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

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 9/6/2016	Grantor(s)/Mortgagor(s): NEMUEL HEREDIA, A SINGLE MAN AND CASSANDRA LOPEZ, A SINGLE WOMAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR NATIONS RELIABLE LENDING, LLC, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Planet Home Lending, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 1299261	Property County: POTTER
Mortgage Servicer: Planet Home Lending, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 321 Research Parkway, Suite 303, Meriden, CT 06450
Date of Sale: 4/1/2025	Earliest Time Sale Will Begin: 10AM
Place of Sale of Property: 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 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 20, BLOCK 75, OF WOLFLIN PARK UNIT NO. 5, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 500, PAGE 11, 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, Shannon Heck, Ronnie Heck, 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.

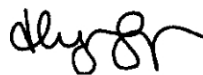
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical 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: 1/22/2025



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Planet Home Lending, LLC

Dated: 1-23-2025



Printed Name:



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

MH File Number: TX-24-103425-POS
Loan Type: FHA

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01/23/2025 12:39 PM Total Pages: 1
Julie Smith, County Clerk - Potter County, TX



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

VA 494961299208
Firm File Number: 22-037887

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, April 1, 2025** 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.

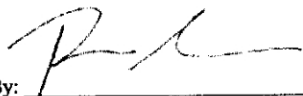
Property Address: 2105 BRIARWOOD DRIVE
AMARILLO, TX 79124
Mortgage Servicer: SUN WEST MORTGAGE COMPANY, INC.
Mortgagee: SUN WEST MORTGAGE COMPANY, INC.
18303 GRIDLEY ROAD
CERRITOS, CA 90703

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
Jose A. Bazaldua, Christy Russell, Antonio Bazaldua or Susan Bowers
14800 Landmark Blvd, Suite 850
Dallas, TX 75254

WITNESS MY HAND this day January 29, 2025.

By: 
Ronny George
Texas Bar # 24123104
rgeorge@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.

2025NOTS0017
01/30/2025 04:40 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 military service to the sender of this notice immediately.

2705 S JACKSON STREET
AMARILLO, TX 79109

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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: April 01, 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 July 17, 2013 and recorded in Document INSTRUMENT NO. 1240095 real property records of POTTER County, Texas, with BRIAN GREGORY HOFFMAN AND WIFE, ANGELA M HOFFMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BRIAN GREGORY HOFFMAN AND WIFE, ANGELA M HOFFMAN, securing the payment of the indebtednesses in the original principal amount of \$135,859.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715



2705 S JACKSON STREET
AMARILLO, TX 79109

00000010365674

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

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



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

2705 S JACKSON STREET
AMARILLO, TX 79109

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POTTER



LOT 3, BLOCK 116, MRS. M. D. OLIVER-EAKLE ADDITION, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 51, PAGE 533 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS,

Notice of Foreclosure Sale

February 26, 2025

2025NOTS0036 NOTTS
02/26/2025 01:44 PM Total Pages: 2
Julie Smith, County Clerk - Potter County, TX

Deed of Trust ("Deed of Trust"):



Dated: February 22, 2021

Grantor: Juan Angel Chavez

Trustee: Alex Vasquez

Lender: Rogelio Barrera

Recorded in: Instrument No. 2021OPR0002740 of the real property records of Potter County, Texas

Legal Description: Lot 9, Block 10 of North Heights, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 151, Page 18, of the Deed Records of Potter County, Texas (Residentially known as 1704 N. Hughes St., Amarillo, TX 79107)

Secures: Promissory Note ("Note") in the original principal amount of \$90,000.00, executed by Juan Angel Chavez ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, April 1, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: On the 11th floor of the Santa Fe Building located at 900 S. Polk St., Amarillo, Texas 79101

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 Rogelio Barrera's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Rogelio Barrera, the owner and holder of the Note, has requested Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

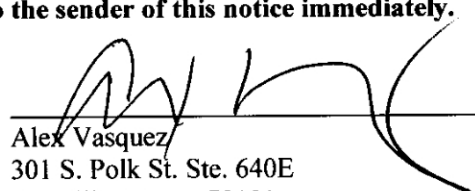
If Rogelio Barrera passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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 by Rogelio Barrera. 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, 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 Trustee.

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



Alex Vasquez
301 S. Polk St. Ste. 640E
Amarillo, Texas 79101
Telephone (806) 374-2201
Telecopier (806) 373-5166

Notice of Foreclosure Sale

February 26, 2025

2025NOTS0037 NOTTS
02/26/2025 01:44 PM Total Pages: 2
Julie Smith, County Clerk - Potter County, TX



Deed of Trust ("Deed of Trust"):

Dated: November 8, 2023

Grantor: Jesus Enrique Chavez Varela

Trustee: Alex Vasquez

Lender: Rogelio Barrera

Recorded in: 2023OPR0013817 of the real property records of Potter County, Texas

Legal Description: Lot 18, Block 232 of Wolflin's Subdivision of Block 232, Plemons Addition, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, recorded in Volume 29, Page 163 of the Deed Records of Potter County, Texas (Residentially known as 1613 S. Lincoln St., Amarillo, TX 79102)

Secures: Promissory Note ("Note") in the original principal amount of \$170,000.00, executed by Jesus Enrique Chavez Varela ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, April 1, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: On the 11th floor of the Santa Fe Building located at 900 S. Polk St., Amarillo, Texas 79101

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 Rogelio Barrera's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Rogelio Barrera, the owner and holder of the Note, has requested Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

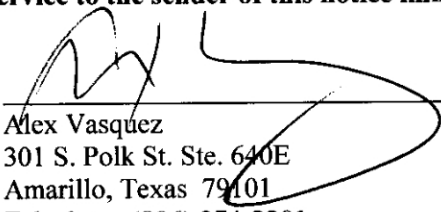
If Rogelio Barrera passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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 by Rogelio Barrera. 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, 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 Trustee.

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



Alex Vasquez
301 S. Polk St. Ste. 640E
Amarillo, Texas 79101
Telephone (806) 374-2201
Telecopier (806) 373-5166

Notice of Foreclosure Sale

February 26, 2025

2025NOTS0038 NOTTS
02/26/2025 01:44 PM Total Pages: 2
Julie Smith, County Clerk - Potter County, TX

Deed of Trust ("Deed of Trust"):



Dated: January 30, 2024

Grantor: Jesus Enrique Chavez Varela

Trustee: Alex Vasquez

Lender: Rogelio Barrera

Recorded in: 2024OPR0001040 of the real property records of Potter County, Texas

Legal Description: Lot 18, Block 9 of Hamlet Unit No. 1, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, recorded in Volume 151, Page 589 of the Deed Records of Potter County, Texas (Residentially known as 1803 Poplar St., Amarillo, TX 79107)

Secures: Promissory Note ("Note") in the original principal amount of \$205,000.00, executed by Jesus Enrique Chavez Varela ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, April 1, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: On the 11th floor of the Santa Fe Building located at 900 S. Polk St., Amarillo, Texas 79101

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 Rogelio Barrera's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Rogelio Barrera, the owner and holder of the Note, has requested Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

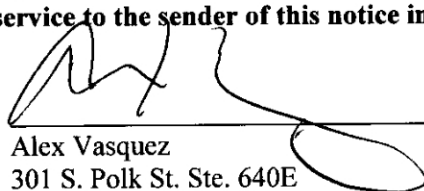
If Rogelio Barrera passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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 by Rogelio Barrera. 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, 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 Trustee.

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



Alex Vasquez
301 S. Polk St. Ste. 640E
Amarillo, Texas 79101
Telephone (806) 374-2201
Telecopier (806) 373-5166



1619 S Austin St, Amarillo, TX 79102

25-001550

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: 04/01/2025

Time: Between 10:00 AM - 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Potter County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 14, 2012 and recorded in the real property records of Potter County, TX and is recorded under Clerk's Instrument Number 1227841, with Nathan I. Shaffer and Susan R. Shaffer (grantor(s)) and Wells Fargo Bank, National Association mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Nathan I. Shaffer and Susan R. Shaffer, securing the payment of the indebtedness in the original amount of \$132,350.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF POTTER, STATE OF TEXAS:

LOT 2, BLOCK 38, LAKEVIEW ADDITION REPLAT, OF AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF; RECORDED IN VOLUME 151, PAGE 244, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

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

Wells Fargo Bank, N.A.
11625 N Community House Rd
Charlotte, NC 28277

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz, Esq. or Carson Emmons, Esq. or AWEST OR Shannon Heck, Ronnie Heck, Jose A. Bazaldua whose address is 1 Mauchly, Irvine, CA 92618 OR AUCTION.COM, 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.


2/20/2025

Executed on

/s/ Carson T. H. Emmons

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

2-22-2025
Executed on


SUBSTITUTE TRUSTEE
Agency Sales & Posting
Shannon Heck, Ronnie Heck, Jose A. Bazaldua OR
AUCTION.COM OR Christy Russell, Antonio
Bazaldua or Susan Bowers
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

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

Declarants Name: _____
Date: _____

Notice of Trustee's Sale

Deed of Trust dated November 17, 2022, executed by Patricia Loya, as Grantor, recorded as Document # 2022OPR0015793, in the Official Public Records of Potter County, Texas ("Deed of Trust"):

Dated: November 17, 2022

Grantor: Patricia Loya

Trustee: M.E. Brooks

Lender: Clark Michael Good, Managing Member of Samurai Southwest Properties, LLC

Recorded in: Doc. # 2022OPR0015793 on November 18, 2022, in the Official Public Records of Potter County, Texas

Legal Description: See Exhibit "A" attached hereto and incorporated herein for all purposes.

Secures: Deed of Trust in the original principal amount of \$125,000.00, executed by Patricia Loya ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Substitute Trustee: Adair M. Buckner

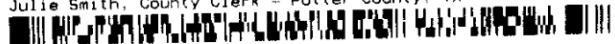
Substitute Trustee's Address: 301 S. Polk, Ste. 422, Amarillo, Texas 79101

Foreclosure Sale:

Date: April 1, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and will end no later than three hours thereafter.**

Place: Potter County Trustee Sales are conducted at the 11th Floor Auditorium, Santa Fe Building located at 900 S. Polk Street, Amarillo, Texas 79101.



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 Lender/Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender/Beneficiary passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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 by Lender/Beneficiary. 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, 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.

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.

Adair Buckner
Adair M. Buckner, Substitute Trustee

THE STATE OF TEXAS)
)
COUNTY OF POTTER)

This instrument was acknowledged before me on February 28, 2025, Adair M. Buckner, Substitute Trustee.

Penny Custer
Notary Public, State of Texas

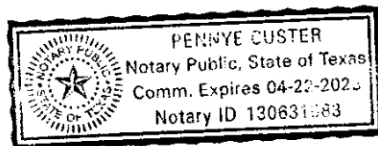


Exhibit "A"

All of Lot 7, Block 6, Mary Gould Acres Unit No. 4, an addition to the City of Amarillo in Potter County, Texas, according to the map or plat thereof, recorded in Volume 1200, page 397 of the Deed Records of Potter County, Texas SAVE AND EXCEPT therefrom the following described triangular tract out of said Lot 7:

BEGINNING at the northwest corner of Lot 7, Block 6, Mary Gould Acres Unit No. 4;

Thence S. $89^{\circ} 42' 30''$ E., along the northerly line of said Lot 7, a distance of 90 feet to a point, the northeast corner of said Lot 7;

Thence S. $89^{\circ} 4' 36''$ W., a distance of 89.99 feet to a point in the westerly line of said Lot 7;

Thence N. $00^{\circ} 24'$ W., along the westerly line of said Lot 7, a distance of 0.94 feet to the PLACE OF BEGINNING.

PLUS the following triangular tract out of Lot 8, Block 6, Mary Gould Acres Unit No. 4, an addition to the City of Amarillo, Potter County, Texas:

BEGINNING at the northwest corner of Lot 8, Block 6, Mary Gould Acres Unit No. 4;

Thence S. $89^{\circ} 42' 30''$ E., along the northerly line of said Lot 8, a distance of 90 feet to a point, the northeast corner of said Lot 8;

Thence S. $89^{\circ} 41' 36''$ W., a distance of 89.99 feet to a point in the westerly line of said Lot 8;

Thence N. $00^{\circ} 24'$ W., along the westerly line of said Lot 8, a distance of 0.94 feet to the PLACE OF BEGINNING.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: March 3, 2025

Substitute Trustee: Patrick S. Weir

Substitute Trustee's Address: 905 S. Fillmore, Ste. 530
Amarillo, TX 79101

Deed of Trust:

Date: September 23, 2009

Original Grantor: Jackie Shawn Perkins and Kristina Sorrells

Current Grantor: Brian Demont Moore and Veronica Louise Gallegos

Original Mortgagee: JHS Panhandle Properties of Amarillo, LLC

Current Mortgagee: 806 Home, LLC

Recording information: Deed of Trust – Wraparound Financing, Vol. 4152, Page 792,
Official Public Records of Potter County, Texas; Warranty
Deed (Assumption), Instrument No. 1251887, Official
Public Records of Potter County, Texas

Property: The Center 50 feet of Lot 1, Block 207, of Plemons, an
Addition to the City of Amarillo, Potter County, Texas,
according to the map or plat thereof recorded in Volume 59,
Page 198, of the Deed Records of Potter County, Texas
(1502 S. Lincoln St., Amarillo, Texas 79101)

County: Potter

Date of Sale
(first Tuesday of month): April 1, 2025

Time of Sale: The Sale will begin at 10:00 a.m.

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

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES
OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE
MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE
TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS

A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

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

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

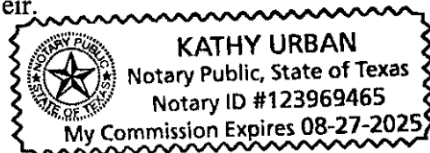
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The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

SUBSTITUTE TRUSTEE:


Patrick S. Weir

STATE OF TEXAS §
 §
COUNTY OF POTTER §

SUBSCRIBED AND SWORN TO before me on this 3rd day of March, 2025, by Patrick S. Weir.




Kathy Urban
Notary Public, State of Texas

Notice of Substitute Trustee's Sale

Date: March 3, 2025

Deed of Trust ("Deed of Trust"):

Dated: October 16, 2024

Grantor: Tom Valdez a/k/a Thomas Edward Valdez and Jennifer Valdez

Trustee: M.E. Brooks

Lender: Larry Suzewits

Recorded in: Instrument No. 2025OPR0000897 of the Official Public Records of Potter County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$165,000.00, executed by Tom Valdez a/k/a Thomas Edward Valdez and Jennifer Valdez ("Borrower") and payable to the order of Lender

Property: See Exhibit "A" attached hereto and incorporated herein for all purposes.

Substitute Trustee: Nick Phillips
3310 I-40 West
Amarillo, Texas 79102

Foreclosure Sale:

Date: Tuesday, April 1, 2025

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: The 11th floor auditorium in the Santa Fe Building, located at 9th and Polk, Amarillo, Potter County, Texas, or as designated by the County Commissioners.

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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Larry Suzewits passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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 by Larry Suzewits. 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, 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.

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

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



Nick Phillips, Attorney for Lender, Larry Suzewits

Exhibit "A"

A 1.18 acre tract of land being the West 156 feet of the East 166 feet of Tract Nos. 1 and 2, R. L. Mobley Subdivision of the Southeast portion of Section 196, Block 2, A. B. & M. Survey, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 51, Page 595, of the Deed Records of Potter County Texas, said 1.18 acre tract of land being described by metes and bounds as follows:
BEGINNING at a 1 inch iron pipe found in the South line of said Tract 1, being the Southwest corner of a tract of land as conveyed in that certain instrument recorded in Volume 227, Page 37 of the Deed Records of Potter County, Texas, same being the Southeast corner of a tract of land as conveyed from C. S. Dison and Flora Dison to C. L. Westfall and Julia Westfall in that certain Warranty Deed of record in Volume 676, Page 589 of the Deed Records of Potter County, Texas, the Southeast corner of this tract of land, whence the original Southeast corner of said Tract 1 bears North 89°57'21" East, a distance of 10 feet;
THENCE South 89°57'21" West, along the South line of said Tract 1 and the North right-of-way line of Mobley Avenue, a distance of 156.08 feet to a 3/4 inch iron pipe, found for the Southwest corner of this tract of land, being the Southeast corner of a tract of land as conveyed from P. R. Garre to C. L. Duniven, JR. in that certain Warranty Deed of Records in Volume 1095, Page 341 of the Deed Records of Potter County, Texas (Duniven Tract);
THENCE North 00°22'44" West, along the East line of said Duniven Tract, a distance of 164.13 feet pass a 3/4 inch iron pipe (pinched), found in the North line of said Tract 1, continue for a total distance of 328.87 feet to the Northwest corner of this tract of land, being in the North line of said Tract 2, same being the Northeast corner of said Duniven Tract, whence a 3/4 inch iron pipe found bears South 89°57'05" West, a distance of 346.40 feet;
THENCE North 89°57'05" East, along the North line of said Tract 2, a distance of 0.35 feet pass a 1/2 inch iron rod found, continue 154.67 feet pass a 1/2 inch iron pipe found, continue for a total distance of 156.00 feet to the Northeast corner of this tract of land, being the Northwest corner of a tract of land as conveyed in that certain instrument recorded in Volume 254, Page 709 in the Deed Records of Potter County, Texas, whence the original Northeast corner of said Tract 2 bears North 89°57'05" East, a distance of 10 feet;
THENCE South 00°22'44" East, along the West right-of-way line of River Road, a distance of 164.11 feet pass a 3/4 inch iron rod found in the South line of said Tract 2, continue for a total distance of 328.88 feet to the POINT OF BEGINNING.

NOTICE OF TRUSTEE SALE

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

2025NOTS0046 NOTTS
03/10/2025 01:32 PM Total Pages: 1
Julie Smith, County Clerk - Potter County, TX



DATE: March 10, 2025

DEED OF TRUST: Date: October 12, 2021
 Grantor: Mohamed Sidow Aden
 Beneficiary: M-901 Investments, LLC
 Trustee: Lauren Scarbrough
 Recorded Under: Clerk's Instrument No. 2021OPR0015269 of the Official Public
 Records of Potter County, Texas

PROPERTY: **Lot 3, Block 30, of Eastridge Unit No. 8, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 695, Page 211, of the Deed Records of Potter County, Texas.**

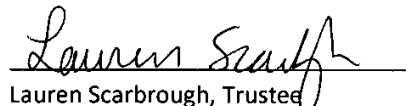
SUBJECT TO all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and all valid reservations of oil, gas and other mineral interests, if any, and all prior matters of record affecting the property, if any, to the extent that they remain in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

DATE AND TIME OF SALE: Between the hours of 10:00 AM and 1:00 PM on April 1, 2025.

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

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

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



Lauren Scarbrough, Trustee
411 S Fillmore
Amarillo TX 79101

NOTICE OF SUBSTITUTE TRUSTEE SALE

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

DATE: March 10, 2025

2025NOTS0047 NOTTS
03/10/2025 01:32 PM Total Pages: 1
Julie Smith, County Clerk - Potter County, TX


DEED OF TRUST: Date: March 14, 2013
 Grantor: Noor Mohamed Abdi
 Beneficiary: M-901 Investments, LLC
 Trustee: Susan Maese
 Recorded Under: Clerk's Instrument No. 1232709 of the Official Public Records of Potter County, Texas

PROPERTY: **Lot 1, Block 4, of 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.**

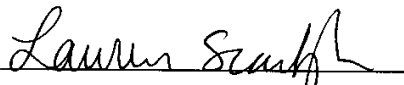
SUBJECT TO all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and all valid reservations of oil, gas and other mineral interests, if any, and all prior matters of record affecting the property, if any, to the extent that they remain in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

DATE AND TIME OF SALE: Between the hours of 10:00 AM and 1:00 PM on April 1, 2025.

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

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

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


Lauren Scarbrough, Substitute Trustee
411 S Fillmore
Amarillo TX 79101

NOTICE OF TRUSTEE'S SALE

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

2025NOTS0048 NOTTS
03/10/2025 01:32 PM Total Pages: 1
Julie Smith, County Clerk - Potter County, TX

DATE: March 10, 2025



DEED OF TRUST:

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

PROPERTY:

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

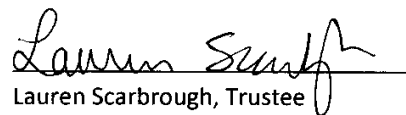
SUBJECT TO all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and all valid reservations of oil, gas and other mineral interests, if any.

DATE AND TIME OF SALE: Between the hours of 10:00 AM and 1:00 PM on April 1, 2025.

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

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

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



Lauren Scarbrough, Trustee

411 S. Fillmore
Amarillo TX 79101



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

DATE: March 5, 2025

SECURITY INSTRUMENT: Deed of Trust
Date: June 7, 2022
Grantor: Beh Meh, a single woman
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. 2022OPR0008164,
Official Public Records of Potter County, Texas

PROPERTY: Lot No. 3, Block No. 6, Eastridge Unit No. 10, a Subdivision of 4.5 acres of Section 104, Block 2, A.B. & M. Survey, Potter County, Texas, according to the recorded map or plat thereof of record in Volume 695, Page 277 of the Deed Records of Potter County, Texas, which currently has the address of 935 Foxglove Street, Amarillo, TX 79107.

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

DATE OF SALE: April 1, 2025

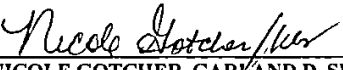
EARLIEST TIME SALE WILL BEGIN: 1:00 p.m. or within three hours after that time.

PLACE OF SALE: 11th Floor auditorium, Santa Fe Building, located at 9th 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

Notice of Foreclosure Sale

March 7, 2025

Deed of Trust ("Deed of Trust"):

Dated: June 25, 2010

Grantor: Robert Guadarrama and Samantha Guadarrama

Trustee: John R. Douglass

Lender: AHI Global, LLC

Recorded in: Volume 4237, Page 180 of the Official Public Records of Potter County, Texas, transferred to HAS Texas Investments, LLC, by document recorded at Volume 4433, Page 418, Official Public Records of Potter County, Texas

Legal Description: Lot 9, Block 12, of E.W. White & John E. Richey's Addition, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 29, Page 207 of the Deed Records of Potter County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$82,800.00, executed by Robert Guadarrama and Samantha Guadarrama ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, April 1, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 am and not later than three hours thereafter.

Place: The area designated for the occurrence of foreclosure sales on the 11th floor of the Santa Fe Building located at 900 S. Polk Street, Amarillo, Texas

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

HAS Texas Investments, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, AHI Global, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If HAS Texas Investments, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

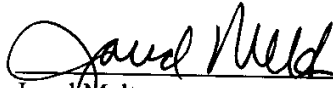
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 by HAS Texas Investments, LLC. 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, 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.

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

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

A handwritten signature in black ink, appearing to read "Jared Melton", is written over a horizontal line.

Jared Melton
700 W. 7th, P O Box 328
PLAINVIEW, TX 79072
Telephone (806) 296-6304
Telecopier (806) 296-6829

2025NOTS0051 NOTTS
03/10/2025 04:39 PM Total Pages: 3
Julie Smith, County Clerk - Potter County, TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF POTTER §

WHEREAS, on July 23, 2021, **Tandem Group, L. P.** ("Grantor") executed and delivered a Deed of Trust (the "Deed of Trust") conveying to **Greg Burgess**, as Trustee, the herein below described property to secure **Prosperity Bank**, successor by merger with FirstCapital Bank of Texas, in the payment of all indebtedness (collectively the "Note") therein described, the Deed of Trust being filed and recorded under Clerk's Instrument No. 2021OPR0011013, in the Official Public Records of Real Property of Potter County, Texas, to which reference is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of the Note and the same is now wholly due, and **Prosperity Bank** (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Note; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed **L. David. Smith, Jose A. Bazaldua, Christy Russell, Antonio Bazaldua and Susan Bowers** any of whom may act independently as Substitute Trustee to enforce the Trust, and any of whom may conduct the sale of the Property and may be contacted as indicated on the signature block below.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I, **L. David Smith**, hereby give notice that I or one of the other Substitute Trustees whose names and

addresses are set out below, will sell the Property at public auction to the highest bidder, for cash, on **Tuesday, April 1, 2025**. The earliest time at which the sale will occur shall be at **10:00 o'clock A.M.** and it may take place not later than three hours after said time, and the sale shall take place at the 11th floor Auditorium, Santa Fe Building located at 9th & Polk, Amarillo, Texas or as designated by the County Commissioner's Office. This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

TRACT 1: Lot Nos. 5, 6, and the South 10 feet of Lot No. 7, Block 139, of the Piemons Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, of record in Volume 59, Page 198, of the Deed Records of Potter County, Texas, and the vacated and abandonment of Right of Way described in Ordinance No. 7633, dated December 6, 2016, recorded under Clerk's File No. 1304139 of the Official Public Records of Potter County, Texas.

TRACT 2: Lots 6, 7, 8, 9 and 10, Block 150, of the Piemons Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, of record in Volume 59, Page 198, of the Deed Records of Potter County, Texas.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

SUBSTITUTE TRUSTEES

**NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED
SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR
PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:**

L. David. Smith, Jose A. Bazaldua, Christy Russell, Antonio Bazaldua and Susan Bowers

c/o L. David. Smith
2618 Kittansett Circle
Katy Texas 77450
telephone: 281-788-3666
Email: ldslaw7@gmail.com

**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 7th day of March, 2025.

L. David Smith Substitute Trustee

L. David. Smith, Substitute Trustee
2618 Kittansett Circle
Katy, Texas 77450
Telephone 281-788-3666
Email:ldslaw7@gmail.com

Susan Bowers