

THE FOLLOWING  
**"NOTICE OF TRUSTEE'S SALE"**  
WERE SCANNED AND PLACED ON THE WEBSITE BY THE  
POTTER COUNTY CLERK ON:  
[January 15th, 2025](#)  
IF A WITHDRAWAL OF THE NOTICE OF TRUSTEE'S SALE HAS BEEN  
RECEIVED, THE WITHDRAWAL NOTICE  
**WILL NOT**  
BE REFLECTED ON THE WEBSITE.

JULIE SMITH, COUNTY CLERK  
POTTER COUNTY, TEXAS

Instrument Number	Recording Date	Grantor	Grantee
2024NOTS0235	11/26/2024 12:05	BOMBICK MARK ATTY ,BOWERS SUSAN TRUSTEE	DAVIS JEFFREY
2024NOTS0240	12/5/2024 8:53	COMPARY NICKI ATTY,HECK SHANNON TRUSTEE	ESCALANTE VICTOR,ESCALANTE TAMMY
2024NOTS0254	12/16/2024 15:00	HECK SHANNON TRUSTEE	WARTA CALEB BENJAMIN ,WARTA ANDRIA L
2024NOTS0255	12/19/2024 10:30	RUSSELL CHRISTY TRUSTEE	FLOYD THOMAS CHARLES ,FLOYD ASHLEY
2024NOTS0256	12/26/2024 14:54	BAZALDUA JOSE TRUSTEE	HOPPE SHANON ,HOPPE JENNIFER
2024NOTS0257	12/30/2024 12:25	BAZALDUA JOSE A TRUSTEE	WATSON LANDON PAUL
2025NOTS0002	1/13/2025 8:51	MACKIE L KELLER ATTY ,BOWERS SUSAN TRUSTEE	GRAY MIKE ,GRAY NATALIE
2025NOTS0003	1/13/2025 10:06	HECK SHANNON TRUSTEE	ARIXA INSTITUTIONAL LENDING PARTNERS LLC
2025NOTS0004	1/13/2025 13:35	GOTCHER NICOLE TRUSTEE	MILLS CODY ,MILLS JENNIFER
2025NOTS0005	1/13/2025 13:35	GOTCHER NICOLE TRUSTEE	HUFF BRITANI
2025NOTS0006	1/13/2025 15:45	BAZALDUA JOSE A TRUSTEE	R&R CONTRACTING LLC

## Notice of [Substitute] Trustee Sale

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

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

**Date:** 02/04/2025

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

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

**Property Address:** 2000 SOUTH VAN BUREN STREET, AMARILLO, TX 79109

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/10/2020 and recorded 09/11/2020 in Document 2020OPR0011434, real property records of Potter County, Texas, with **JEFFREY DAVIS, A SINGLE MAN** grantor(s) and **NATIONS DIRECT MORTGAGE, LLC** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

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

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **JEFFREY DAVIS, A SINGLE MAN**, securing the payment of the indebtedness in the original principal amount of **\$183,612.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Nations Direct Mortgage, LLC** is the current mortgagee of the note and deed of trust or contract lien.

2024NOTS0235 NOTTS  
11/26/2024 12:05 PM Total Pages: 3  
Julie Smith, County Clerk - Potter County, TX



TS No.: 2024-011546-TX  
24-001027-673

## **Notice of [Substitute] Trustee Sale**

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

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

**Lot No. 1, Block No. 1, Fuqua-Barfield Addition, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat recorded in Volume 151, Page 205, of the Deed Records of Potter County, Texas**

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

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



TS No.: 2024-011546-TX  
24-001027-673

### Notice of [Substitute] Trustee Sale

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

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

Date: 11/25/2024




Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

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

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

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 11-26-2024 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.

Certificate of Posting

24-03755  
8126 E AMARILLO BOULEVARD, AMARILLO, TX 79107

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

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

LOT NO. 9, CLAYTON SUBURBS, LOCATED ON THE SOUTHEAST PART OF SECTION 93, BLOCK 2, AB&M SURVEY, POTTER COUNTY, TEXAS, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 151, PAGE 350 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

**Security Instrument:** Deed of Trust dated April 11, 2017 and recorded on April 11, 2017 at Instrument Number 2017OPR0005863 in the real property records of POTTER County, Texas, which contains a power of sale.

**Sale Information:** February 4, 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 VICTOR ESCALANTE AND TAMMY ESCALANTE secures the repayment of a Note dated April 11, 2017 in the amount of \$76,587.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC 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.**



4829818

2024NOTS0240 NOTTS  
12/05/2024 08:53 AM Total Pages: 3  
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 and Xome employees included but not limited to those listed herein.

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).

**EXHIBIT "A"**

A TRACT OF LAND BEING 4.245 ACRES OF THAT TRACT OF LAND DEEDED TO THE CITY OF AMARILLO HOSPITAL DISTRICT BY POTTER COUNTY AS DESCRIBED AND RECORDED IN VOL. 853, PAGES 248 AND 249, OF THE POTTER COUNTY DEED RECORDS, SAID TRACT CONSISTING OF ALL OF LOTS 1, 2, 9, AND 10, AND THE EAST 30.0 FEET OF LOTS 3 AND 8, BLOCK 56; ALL OF LOTS 1-10, BLOCK 57; ALL OF LOTS 5, AND 6, AND THE WEST HALF OF LOTS 4 AND 7, BLOCK 58; AND ALL STREETS AND ALLEYS BETWEEN SAID BLOCKS 56-58 AS SHOWN ON THE PLAT OF THE ORIGINAL TOWN OF AMARILLO IN SECTION 188, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" IN CONCRETE SET, IN THE SOUTH R.O.W. LINE OF W. 6TH AVENUE, SAME BEING THE N.E. AND BEGINNING CORNER OF THIS TRACT, FROM WHENCE THE N.E. CORNER OF BLOCK 58 BEARS S 80°38' 04" E, 175.00 FEET;

THENCE S 09° 31' 50" W, (BASE BEARING) BEING THE EAST LINE OF THIS TRACT, 300.00 FEET TO A MAG NAIL WITH WASHER STAMPED "GAI PLS 1939" SET, IN THE NORTH R.O.W. LINE OF W. 7TH AVENUE, THE S.E. CORNER OF THIS TRACT;

THENCE N 80° 38' 04" W ALONG THE SAID NORTH R.O.W. LINE OF W. 7TH AVENUE, SAME BEING THE SOUTH LINE OF BLOCKS 56, 57, AND 58, 616.43 FEET TO A MAG NAIL WITH WASHER STAMPED "GAI PLS 1939" SET IN ASPHALT, SAID NAIL BEING 30.0 FEET WEST OF THE S.E. CORNER OF LOT 8, BLOCK 56, THE S.W. CORNER OF THIS TRACT;

THENCE N 09° 31' 50" E, 300.00 FEET TO A 1/2, REBAR WITH CAP STAMPED "GRESHAM 1939" RESET, IN THE SOUTH R.O.W. LINE OF W. 6TH AVENUE THE N.W. CORNER OF THIS TRACT FROM WHENCE THE N.E. CORNER OF LOT 3, BLOCK 56 BEARS S 80° 38' 04" E - 30.00 FEET:

THENCE S 80° 38' 04" E ALONG THE SOUTH LINE OF W. 6TH AVENUE SAME BEING THE NORTH LINE OF BLOCK 56, 57, AND 58, 616.43 FEET TO THE BEGINNING CORNER OF THIS TRACT;

SAID TRACT CONTAINED 4.245 ACRES (184,912 SQ. FT.) OF LAND MORE OR LESS.

## 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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated January 28, 2022 and recorded under Clerk's File No. 2022OPR0001442, in the real property records of POTTER County Texas, with Caleb Benjamin Warta and Andria L Warta, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Happy State Bank, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Caleb Benjamin Warta and Andria L Warta, husband and wife securing payment of the indebtedness in the original principal amount of \$142,450.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Caleb Benjamin Warta, Andria L Warta. M&T Bank is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. M & T Bank is acting as the Mortgage Servicer for the Mortgagee. M & T Bank, is representing the Mortgagee, whose address is: PO Box 840, Buffalo, NY 14240.

#### Legal Description:

**BEING A SEVENTY FOOT BY ONE HUNDRED FORTY FOOT (70' X 140') TRACT OF LAND, MORE OR LESS, IN BLOCK ONE (1), OF BARNES HIGHLAND, A SUBDIVISION OUT OF THE NORTHWEST QUARTER (NW/4) OF SECTION NINE (9), BLOCK NINE (9), B. S. & F. SURVEY, IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 51, PAGE 573, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:**

### SALE INFORMATION

**Date of Sale: 02/04/2025**

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

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

### TERMS OF SALE

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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant

44-24-03128  
POTTER



4830431

2024NOTS0254  
12/16/2024 03:00 PM Total Pages: 3  
Jule Smith, County Clerk - Potter County, TX

**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.**

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

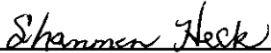
The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.

20405 State Highway 249, Suite 170

Houston, TX 77070

(281) 925-5200

  
Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Gabrielle Carrier, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Conrad Wallace, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee

**EXHIBIT "A"**

**Being a Seventy Foot by One Hundred Forty Foot (70' x 140') tract of land, more or less, in Block One (1), of BARNES HIGHLAND, a subdivision out of the Northwest Quarter (NW/4) of Section Nine (9), Block Nine (9), B. S. & F. Survey, in Potter County, Texas, according to the map or plat thereof, recorded in Volume 51, Page 573, of the Deed Records of Potter County, Texas, and being more particularly described as follows:**

**BEGINNING** at the Southwest corner of said Block One (1).

**THENCE** Easterly, with the South line of said Block One (1), 30.00 feet to a 1/2-inch iron pipe found.

**THENCE** Northerly, parallel with the West line of said Block One (1), 280.00 feet to a 1/2-inch iron pipe found, being the Southwest corner and **BEGINNING CORNER** of the herein described tract;

**THENCE** Northerly, parallel with the West line of said Block One (1), 70.00 feet to a 1/2 inch iron pipe found, being the Northwest corner of the herein described tract;

**THENCE** Easterly, parallel with the South line of said Block One (1), 140.00 feet;

**THENCE** Southerly, parallel with the West line of said Block One (1), 70.00 feet to a 1/2-inch iron pipe found, being the Southeast corner of the herein described tract;

**THENCE** Westerly, parallel with the South line of said Block One (1), a distance of 140.00 feet to the **POINT OF BEGINNING**

24-252790

### 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)

<b>Deed of Trust Date:</b> December 7, 2012	<b>Original Mortgagor/Grantor:</b> THOMAS CHARLES FLOYD AND ASHLEY FLOYD
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR R.H. LENDING, INC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> LAKEVIEW LOAN SERVICING, LLC.
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 1227127	<b>Property County:</b> POTTER
<b>Mortgage Servicer:</b> LoanCare, LLC	<b>Mortgage Servicer's Address:</b> 3637 Sentara Way, Virginia Beach, Virginia 23452

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

**Secures:** Note in the original principal amount of \$81,987.00, executed by THOMAS FLOYD and payable to the order of Lender.

**Property Address/Mailing Address:** 135 W CLIFFSIDE AVE, AMARILLO, TX 79108

**Legal Description of Property to be Sold:** TRACT 12 OF HENRY REED'S SUBDIVISION OF 19.17 ACRES IN THE NORTHEAST 114 OF SECTION 166, BLOCK 2, AB&M SURVEY, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 151, PAGE 297 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

<b>Date of Sale:</b> February 4, 2025	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** Santa Fe Building, 900 S. Polk Street, Amarillo, TX 79101 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LAKEVIEW LOAN SERVICING, LLC*, the owner and holder of the Note, has requested Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Conrad Wallace, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Auction.com, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck whose address is 1 Mauchly Irvine, CA 92618 OR Jose A. Bazaldua, Christy Russell, Antonio Bazaldua or Susan Bowers whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Jose A. Bazaldua, Christy Russell, Antonio Bazaldua or Susan Bowers whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



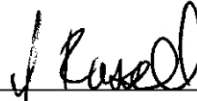


**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC.* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Conrad Wallace, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Auction.com, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck whose address is 1 Mauchly Irvine, CA 92618 OR Jose A. Bazaldua, Christy Russell, Antonio Bazaldua or Susan Bowers whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Jose A. Bazaldua, Christy Russell, Antonio Bazaldua or Susan Bowers 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 Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Conrad Wallace, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Auction.com, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck whose address is 1 Mauchly Irvine, CA 92618 OR Jose A. Bazaldua, Christy Russell, Antonio Bazaldua or Susan Bowers whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Jose A. Bazaldua, Christy Russell, Antonio Bazaldua or Susan Bowers 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.



SUBSTITUTE TRUSTEE

Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Conrad Wallace, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Auction.com, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Christy Russell, Antonio Bazaldua or Susan Bowers, Trustee

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

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2024-12077-TX

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

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

Date: 2/4/2025  
Time: The earliest time the sale will begin is 10:00 AM , or within three (3) hours after that time.  
Place: Potter County Courthouse, Texas, at the following location: 500 South Fillmore Street , Amarillo, TX 79101 11TH FLOOR AUDITORIUM, SANTA FE BUILDING LOCATED AT 9TH & POLK, AMARILLO, TX  
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

LOT NO. 40, BLOCK NO. 3, 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, BS & F SURVEY, POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, OF RECORD IN VOLUME 2899, PAGE 812, OF THE OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

**Commonly known as:** 7101 COYOTE TRAIL AMARILLO, TX 79124

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust dated 1/5/2010 and recorded in the office of the County Clerk of Potter County, Texas, recorded on 1/8/2010 under County Clerk's File No 01165883, in Book 4182 and Page 445 of the Real Property Records of Potter County, Texas.

<b>Grantor(s):</b>	SHANON HOPPE AND JENNIFER HOPPE, HUSBAND AND WIFE
<b>Original Trustee:</b>	STEVE HOLMES & ASSOCIATES, P.C.
<b>Substitute Trustee:</b>	Nestor Solutions, LLC, Auction.com, Shannon Heck, Ronnie Heck, Antonio Bazaldua, Jose A. Bazaldua, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, Susan Bowers, George Hawthorne, Linda Booth, Jeff Booth, Ed Henderson, Lesa Scott, Christy Russell, Jeff Benton, Gabrielle Carrier
<b>Original Mortgagee:</b>	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for ALACRITY LENDING COMPANY, its successors and assigns
<b>Current Mortgagee:</b>	Freedom Mortgage Corporation

T.S. #: 2024-12077-TX

**Mortgage Servicer:**

**Freedom Mortgage Corporation**

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 referenced property securing the above referenced loan.

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee 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 the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$127,645.00, executed by SHANON HOPPE AND JENNIFER HOPPE, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for ALACRITY LENDING COMPANY, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

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

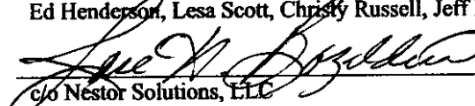
**Freedom Mortgage Corporation**  
**11988 EXIT 5 PKWY BLDG 4**  
**FISHERS IN 46037-7939**  
**Phone: (855) 690-5900**

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

T.S. #: 2024-12077-TX

Dated: 12-26-2024

Nestor Solutions, LLC, Auction.com, Shannon Heck, Ronnie Heck, Antonio Bazaldua, Jose A. Bazaldua, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, Susan Bowers, George Hawthorne, Linda Booth, Jeff Booth, Ed Henderson, Lesa Scott, Christy Russell, Jeff Benton, Gabrielle Carrier

  
c/o Nestor Solutions, LLC  
214 5th Street, Suite 205  
Huntington Beach, California 92648  
Phone: (888) 403-4115  
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:  
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC  
214 5th Street, Suite 205  
Huntington Beach, California 92648

**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:** 12/23/2022  
**Grantor(s):** LANDON PAUL WATSON A SINGLE MAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CMG MORTGAGE, INC. DBA CMG HOME LOANS, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$176,641.00  
**Recording Information:** Instrument 2022OPR0017294  
**Property County:** Potter  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 1508 SW 20TH AVE, AMARILLO, TX 79109

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Idaho Housing and Finance Association  
**Mortgage Servicer:** Idaho Housing and Finance Association  
**Current Beneficiary:** Idaho Housing and Finance Association  
**Mortgage Servicer Address:** 565 W. Myrtle, Boise, ID 83702

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 4th day of February, 2025  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** The steps on the west side of the Potter County Courthouse located at 500 S. Fillmore, Amarillo, Texas in Potter County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Potter County Commissioner's Court, at the area most recently designated by the Potter County Commissioner's Court.

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Conrad Wallace, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Auction.com, Bobby Fletcher, David Ray, Bruce Miller, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

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

2024NOTS0257  
12/30/2024 12:25 PM Total Pages: 2  
Julie Smith, County Clerk - Potter County, TX

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

**Substitute Trustee(s):** Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Conrad Wallace, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Auction.com, Bobby Fletcher, David Ray, Bruce Miller, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

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

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

**Certificate of Posting**

I am Jose A. Bonial whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 12-30-2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Potter County Clerk and caused it to be posted at the location directed by the Potter County Commissioners Court.

By: Jose A. Bonial

Exhibit "A"

LOT 8, BLOCK 9, SECOND AMENDED PLAT OF LAKEVIEW ADDITION, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 50, PAGE 303 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

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

2025NOTS0002 NOTS  
01/13/2025 08:51 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 SEVEN (7), BLOCK NINE (9) OF OLSEN PARK UNIT NO. 4, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, RECORDED IN VOLUME 500, PAGE 569 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/12/2015 and recorded in Document 1276120 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: 02/04/2025

Time: 10:00 AM


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

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


**5. Obligations Secured.** The Deed of Trust executed by MIKE GRAY AND NATALIE GRAY, provides that it secures the payment of the indebtedness in the original principal amount of \$176,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Truist Bank is the current mortgagee of the note and deed of trust and TRUIST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is Truist Bank c/o TRUIST BANK, 1001 Semmes Ave, Richmond, VA 23224 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

For additional sale information visit: [www.auction.com](http://www.auction.com) or (800) 280-2832

  
Certificate of Posting  
I am Susan Powell 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 1-13-2025 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.

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Shannon Heck, Ronnie Heck  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

2025NOTS0003 NOTTS  
01/13/2025 10:06 AM Total Pages: 4  
Julie Smith, County Clerk - Potter County, TX



TS No TX01000022-24-5

APN 213470 || R-056-0100-3840-0

TO No 240510378-TX-RWI

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on October 26, 2021, TEXAS PARK ROYAL APARTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 81% INTEREST AND JMW ENTERPRISES, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 19% INTEREST AS TENANTS IN COMMON as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of RIVERSIDE TITLE LLC as Trustee, Arixa Institutional Lending Partners, LLC, A Delaware Limited Liability Company (CFL LICENSE NO. 60DBO-129430) as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$3,500,000.00, payable to the order of ARIXA INSTITUTIONAL LENDING PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (CFL LICENSE NO. 60DBO-129430) as current Beneficiary, which Deed of Trust recorded on November 2, 2021 as Document No. 2021OPR0016521 in Potter County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**APN 213470 || R-056-0100-3840-0**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Shannon Heck, Ronnie Heck or either of them**, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **ARIXA INSTITUTIONAL LENDING PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (CFL LICENSE NO. 60DBO-129430)**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

**NOW THEREFORE, NOTICE IS HEREBY GIVEN** that on **Tuesday, February 4, 2025 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Potter County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **900 S. Polk Street, Amarillo TX 79101; in the 11th floor auditorium of the Santa Fe Building or If the preceding area is no longer the designated area at the area most recently designated by the County Commissioner Court.**



TS No TX01000022-24-5

APN 213470 || R-056-0100-3840-0

TO No 240510378-TX-RWI

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and **ARIXA INSTITUTIONAL LENDING PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (CFL LICENSE NO. 60DBO-129430)**'s election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and **ARIXA INSTITUTIONAL LENDING PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (CFL LICENSE NO. 60DBO-129430)**'s rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

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

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

WITNESS, my hand this 13<sup>th</sup> day of Jan., 2025.

Shannon Heck  
By: Shannon Heck, Ronnie Heck  
Substitute Trustee(s)

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

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

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

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



## EXHIBIT "A"

A TRACT OF LAND BEING 4.245 ACRES OF THAT TRACT OF LAND DEEDED TO THE CITY OF AMARILLO HOSPITAL DISTRICT BY POTTER COUNTY AS DESCRIBED AND RECORDED IN VOL. 853, PAGES 248 AND 249, OF THE POTTER COUNTY DEED RECORDS, SAID TRACT CONSISTING OF ALL OF LOTS 1, 2, 9, AND 10, AND THE EAST 30.0 FEET OF LOTS 3 AND 8, BLOCK 56; ALL OF LOTS 1-10, BLOCK 57; ALL OF LOTS 5, AND 6, AND THE WEST HALF OF LOTS 4 AND 7, BLOCK 58; AND ALL STREETS AND ALLEYS BETWEEN SAID BLOCKS 56-58 AS SHOWN ON THE PLAT OF THE ORIGINAL TOWN OF AMARILLO IN SECTION 188, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" IN CONCRETE SET, IN THE SOUTH R.O.W. LINE OF W. 6TH AVENUE, SAME BEING THE N.E. AND BEGINNING CORNER OF THIS TRACT, FROM WHENCE THE N.E. CORNER OF BLOCK 58 BEARS S 80°38' 04" E, 175.00 FEET;

THENCE S 09° 31' 50" W, (BASE BEARING) BEING THE EAST LINE OF THIS TRACT, 300.00 FEET TO A MAG NAIL WITH WASHER STAMPED "GAI PLS 1939" SET, IN THE NORTH R.O.W. LINE OF W. 7TH AVENUE, THE S.E. CORNER OF THIS TRACT;

THENCE N 80° 38' 04" W ALONG THE SAID NORTH R.O.W. LINE OF W. 7TH AVENUE, SAME BEING THE SOUTH LINE OF BLOCKS 56, 57, AND 58, 616.43 FEET TO A MAG NAIL WITH WASHER STAMPED "GAI PLS 1939" SET IN ASPHALT, SAID NAIL BEING 30.0 FEET WEST OF THE S.E. CORNER OF LOT 8, BLOCK 56, THE S.W. CORNER OF THIS TRACT;

THENCE N 09° 31' 50" E, 300.00 FEET TO A 1/2, REBAR WITH CAP STAMPED "GRESHAM 1939" RESET, IN THE SOUTH R.O.W. LINE OF W. 6TH AVENUE THE N.W. CORNER OF THIS TRACT FROM WHENCE THE N.E. CORNER OF LOT 3, BLOCK 56 BEARS S 80° 38' 04" E - 30.00 FEET:

THENCE S 80° 38' 04" E ALONG THE SOUTH LINE OF W. 6TH AVENUE SAME BEING THE NORTH LINE OF BLOCK 56, 57, AND 58, 616.43 FEET TO THE BEGINNING CORNER OF THIS TRACT;

SAID TRACT CONTAINED 4.245 ACRES (184,912 SQ. FT.) OF LAND MORE OR LESS.

## 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 3, 2025

SECURITY INSTRUMENT: Deed of Trust  
Date: March 13, 2013  
Grantor: Cody Mills and wife, Jennifer Mills  
Lender: Amarillo National Bank  
Trustee: J. Gregg Jordan  
Substitute Trustee: Nicole Gotcher, Garland D. Sell, Kerry McLain, and Luke Bussen  
Recorded: Clerk's File No. 1232802, Official Public Records of Potter County, Texas

PROPERTY: All of Tract Number Two (2), of BISHOP ESTATES, UNIT NUMBER TWO (2), a subdivision of Section 90, Block Nine (9), BS&F Survey of Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 1200, Page 809, Deed Records of Potter County, Texas, which currently has the address of 11801 RM 1061, Amarillo, TX 79124.

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: February 4, 2025

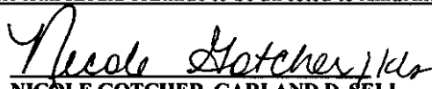
EARLIEST TIME SALE WILL BEGIN: 1:00 p.m. or within three hours after that time.

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

2025NOTS0004 NOTTS  
01/13/2025 01:35 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 3, 2025

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

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

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

DATE OF SALE: February 4, 2025

EARLIEST TIME SALE WILL BEGIN: 1:00 p.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

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Julie Smith, County Clerk - Potter County, TX

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE, TIME, PLACE OF SALE:**

**Date:** Tuesday, the 4<sup>th</sup> day of February, 2025  
**Time:** 10:00 am or not later than three hours after that time  
**Place:** 11TH FLOOR AUDITORIUM, SANTA FE BUILDING LOCATED AT  
9TH & POLK, AMARILLO, TX OR AS DESIGNATED BY THE  
COUNTY COMMISSIONER'S OFFICE.

**TERMS OF SALE: CASH**

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

**Date:** July 6, 2023  
**Grantor(s):** R&R Contracting, LLC  
**Original Mortgagee:** Velocity Commercial Capital, LLC  
**Original Principal:** \$226,500.00  
**Recording Information:** Deed Inst. # 2023OPR0008500  
**Current Mortgagee/Beneficiary:** U.S. Bank National Association, as Trustee for Velocity Commercial Capital  
Loan Trust 2023-4  
**Secures:** Term Note (the "Note") in the original principal amount of \$226,500.00 and  
all obligations contained therein. All sums secured by the Deed of Trust, (the  
"Deed of Trust") have been and are hereby declared immediately due and  
payable as a result of default under the Note and/or Deed of Trust.

**MODIFICATIONS AND RENEWALS:**

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

**PROPERTY TO BE SOLD:**

**Property County:** Potter  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** 310 South Prospect Street, Amarillo, TX 79106, 604 South Prospect Street,  
**Condition and Important Recitals:** Amarillo, TX 79106, and 716 Mirror Street, Amarillo, TX 79107  
Should a conflict occur between the property address and the legal  
description contained in "Exhibit A" the legal description shall control. The  
property will be sold "AS IS" without any representations, warranties, or  
recourse, and subject to any liens or interests that may survive the sale. Any  
purchaser who purchases the property does so at his/her/its own risk and is  
strongly encouraged engage in significant due diligence prior to sale

**MORTGAGE SERVICING INFORMATION:**

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

**Master Mortgage Servicer:**  
**Mortgage Servicer Address:**

24-01774TX

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Julie Smith, County Clerk - Potter County, TX

**SUBSTITUTE TRUSTEE(S):** Virgil Jordan, Jose A. Bazaldua, Christy Russell, Antonio Bazaldua or Susan Bowers, or any.

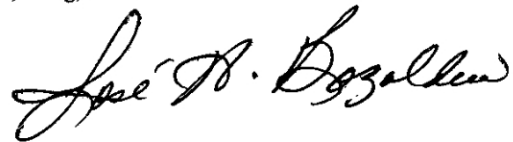
**SUBSTITUTE TRUSTEE ADDRESS:** 1320 Greenway Dr., Ste. 780, Irving, TX 75038

DOCUMENT PREPARED BY:  
McCalla Raymer Leibert Pierce, LLC  
1320 Greenway Drive, Ste. 780, Irving, TX 75038  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am \_\_\_\_\_ whose address is \_\_\_\_\_. I declare under penalty perjury that I filed and/or recorded this Notice of Foreclosure Sale at the office of the Potter County Clerk and caused it to be posted at the location directed by the Potter County Commissioners.

Return to: [Jay.Jordan@mccalla.com](mailto:Jay.Jordan@mccalla.com) or 1320 Greenway Drive, Ste. 780, Irving, TX 75038

A handwritten signature in black ink, appearing to read "Jose A. Bazaldua". The signature is written in a cursive style with a large, stylized initial "J".

**EXHIBIT "A"**

**Tract 1**

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

**Tract 2**

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

**Tract 3**

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