

THE FOLLOWING
"NOTICE OF TRUSTEE'S SALE"
WERE SCANNED AND PLACED ON THE WEBSITE BY THE
POTTER COUNTY CLERK ON:
[December 18th, 2024](#)
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
2024NOTS0214	10/24/2024 11:51	HECK SHANNON TRUSTEE,EMMONS CARSON ATTY	AMOIT SHARMY
2024NOTS0218	10/31/2024 13:26	EMMONS CARSON ESQ ATTY,HECK SHANNON	ANDERSON KEVEN D,REED CRISPINA
2024NOTS0220	11/7/2024 12:22	SAUCEDO ISRAEL TRUSTEE	LANDRUM LOGAN D ,BRYAN KIRSTEN E
2024NOTS0221	11/7/2024 12:22	JONES PAIGE ATTY	CHAVIRA JUAN G
2024NOTS0231	11/12/2024 16:32	MARINOSCI LAW GROUP PC ,HOODA SAMMY ATTY	SPRUILL CHRISTINA DIANE
2024NOTS0232	11/14/2024 14:53	SAUCEDO ISRAEL TRUSTEE	FUENTES JESUS B
2024NOTS0233	11/21/2024 12:07	BONIAL & ASSOCIATES P C ATTY	SILVA GEORGE,SOTO ILSE
2024NOTS0234	11/25/2024 14:55	SON RACHEL ATTY,HECK SHANNON TRUSTEE	BRAUER DAVID,BRAUER DIANA
2024NOTS0241	12/5/2024 15:14	SAUCEDO ISRAEL TRUSTEE	HAMADI ROBERT K,HAMADI JENNIFER
2024NOTS0242	12/10/2024 10:41	HARTMAN BAILEY TRUSTEE	HERRING HOTEL DEVELOPMENT COMPANY LLC
2024NOTS0244	12/12/2024 11:02	BAZALDUA JOSE TRUSTEE,SAUCEDO ISRAEL ATTY	MICKEY CECELIA KAY SMITH,MICKEY KAY
2024NOTS0245	12/13/2024 11:24	GEORGE DUSTIN ATTY	NEEDHAM MELVA
2024NOTS0246	12/13/2024 15:38	MCLAIN MINDI L TRUSTEE ,MC LAIN MINDI L TRUSTEE	AMARILLO CHOICE INVESTMENTS LLC
2024NOTS0247	12/13/2024 15:44	MCLAIN MINDI L TRUSTEE ,MC LAIN MINDI L TRUSTEE	ARJON JOSE ,TREVINO JACQUA
2024NOTS0248	12/13/2024 15:44	MCLAIN MINDI L ,MC LAIN MINDI L	ARJON JOSE A ,ARJON JACQUA TREVINO
2024NOTS0249	12/13/2024 15:44	MCLAIN MINDI L TRUSTEE,MC LAIN MINDI L TRUSTEE	ARJON JOSE A ,ARJON JACQUA TREVINO
2024NOTS0250	12/16/2024 14:52	SCARBROUGH LAUREN TRUSTEE	PACHECO JAMES STANLEY ,PACHECO ELIZABETH
2024NOTS0251	12/16/2024 14:52	SCARBROUGH LAUREN TRUSTEE	MALDONADO SEIREL VALDERRAMA ,OLIVAS LUIS CARLOS LOPEZ
2024NOTS0252	12/16/2024 14:52	SCARBROUGH LAUREN TRUSTEE	GARCIA ROYSSER ISMAEL LUJAN
2024NOTS0253	12/16/2024 14:52	SCARBROUGH LAUREN TRUSTEE	FLORES CLEMENTE ,FLORES AILYN V

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: 01/07/2025

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 August 30, 2013 and recorded in the real property records of Potter County, TX and is recorded under Clerk's Instrument No. 1242604 with Sharmy Amoit (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Security National Mortgage Company, A Utah Corporation mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Sharmy Amoit, securing the payment of the indebtedness in the original amount of \$83,460.00, 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.

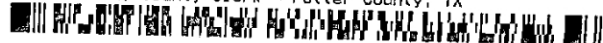
5. Property to be Sold. LOTS 31 AND 32, BLOCK 431 OF MIRROR ADDITION, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 65, PAGE 16 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

2024NOTS0214

NOTTS

10/24/2024 11:51 AM Total Pages: 2

Julie Smith, County Clerk - Potter County, TX



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, Gabrielle Carrier OR 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 1320 Greenway Drive, Suite 300, Irving, TX 75038, AUCTION.COM OR Jose A. Bazaldua or Antonio Bazaldua or Susan Bowers, 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.

October 16, 2024

Executed on

/s/ Carson Emmons

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

Oct 24, 2024
Executed on

Shannon Heck
SUBSTITUTE TRUSTEE
Agency Sales & Posting
Shannon Heck, Ronnie Heck, Jose A. Bazaldua,
Gabrielle Carrier OR AUCTION.COM OR 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: _____

2814 S Bivins St, Amarillo, TX 79103

24-034901

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: 01/07/2025
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 June 5, 2012 and recorded in the real property records of Potter County, TX and is recorded under Clerk's Instrument number 01216778, Book 4424, Page 107 with Keven D. Anderson and Crispina Reed (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for First United Bank mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Keven D. Anderson and Crispina Reed, securing the payment of the indebtedness in the original amount of \$82,478.00, 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. LOT NO. 8, BLOCK NO. 6, SOUTHEAST PARK UNIT NO. 1, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1200, PAGE 154 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.



4827421

2024NOTS0218 NOTS
10/31/2024 01:26 PM Total Pages: 2
Julie Smith, County Clerk - Potter County, TX

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 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 whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM OR Jose A. Bazaldua or Antonio Bazaldua or Susan Bowers, 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.

October 24, 2024

Executed on

/s/Carson Emmons

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

Oct. 31, 2024

Executed on

Shannon Heck
SUBSTITUTE TRUSTEE
Agency Sales & Posting
Shannon Heck, Ronnie Heck, Jose A. Bazaldua OR
AUCTION.COM OR 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: _____

4200 GEM LAKE RD
AMARILLO, TX 79106

00000010240323

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: January 07, 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 November 19, 2021 and recorded in Document INSTRUMENT NO. 2021OPR0017553 real property records of POTTER County, Texas, with LOGAN D LANDRUM AND KIRSTEN E BRYAN, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LOGAN D LANDRUM AND KIRSTEN E BRYAN, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$220,825.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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


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

2024NOTS0220 NOTTS
11/07/2024 12:22 PM Total Pages: 3
Julie Smith, County Clerk - Potter County, TX



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


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



Israel Saucedo

Certificate of Posting

My name is Antonio Bazaldua, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 11/7/24 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: Antonio Bazaldua
Date: 11/7/24

4200 GEM LAKE RD
AMARILLO, TX 79106

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00000010240323

POTTER

EXHIBIT "A"

LOT 19, IN BLOCK 1, OF WEST HILLS, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 151, PAGE 379 OF THE DEED RECORDS OF
POTTER COUNTY, TEXAS.

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: **June 26, 2023**
 Grantor(s): **Juan G Chavira, a single person**
 Original Mortgagee: **Mortgage Electronic Registration Systems, Inc. MERS is acting solely as a nominee for Nations Reliable Lending, LLC**
 Original Principal: **\$95,733.00**
 Recording Information: **2023OPR0008025**
 Property County: **Potter**
 Property: **LOT 3, BLOCK 45, AMARILLO HEIGHTS ADDITION, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 18, PAGE 241, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.**
 Property Address: **907 North Taylor Street
 Amarillo, TX 79107**

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: **Planet Home Lending, LLC**
 Mortgage Servicer: **Planet Home Lending, LLC**
 Mortgage Servicer Address: **321 Research Parkway, Suite 303
 Meriden, CT 06450**

SALE INFORMATION:

Date of Sale: **January 7, 2025**
 Time of Sale: **10:00 AM or within three hours thereafter.**
 Place of Sale: **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.**
 Substitute Trustee: **Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Gabrielle Carrier, Padgett Law Group, Michael J. Burns, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, any to act**
 Substitute Trustee Address: **546 Silicon Dr., Suite 103
 Southlake, TX 76092
 TXAttorney@PadgettLawGroup.com**

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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

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

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

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

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

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.



Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

CERTIFICATE OF POSTING

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

Declarant's Name: _____

Date: _____

Padgett Law Group
546 Silicon Dr., Suite 103

Southlake, TX 76092

TXAttorney@PadgettLawGroup.com
(850) 422-2520

Our Case No. 24-05972-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF POTTER

Deed of Trust Date:
April 20, 2018

Property address:
917 N MARYLAND ST
AMARILLO, TX 79106

Grantor(s)/Mortgagor(s):
CHRISTINA DIANE SPRUILL, A SINGLE WOMAN

LEGAL DESCRIPTION: Lot 4, Block of a replat of Blocks 17, 18, 19, 30, 31 and 32 and the West Half of Blocks 20 and 29 of Park City Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 500, page 473 of the Deed Records of Potter County, Texas.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR PERL MORTGAGE, INC ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: JANUARY 7, 2025

Property County: POTTER

Original Trustee: BLACK, MANN & GRAHAM, L.L.P.

Recorded on: April 20, 2018
As Clerk's File No.: 2018OPR0005274
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

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, Antonio Bazaldua, Jose A. Bazaldua, Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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 current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Conrad Wallace, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Auction.com, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck, Antonio Bazaldua, Jose A. Bazaldua, Marinosci Law Group PC, 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 Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JANUARY 7, 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 the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Santa Fe Building, 900 S. Polk Street, Amarillo, TX 79101 as 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 was posted.

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND, 11/8/24

MARINOSCI LAW GROUP, P.C.

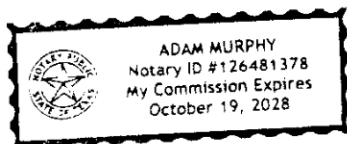
By: 

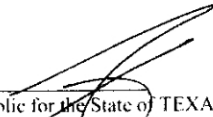
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 8 day of Nov 2024, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)




Notary Public for the State of TEXAS

My Commission Expires: 10-19-28
Adam Murphy
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 24-05972

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001

706 NORTH GRANT STREET
AMARILLO, TX 79107

00000010296382

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: January 07, 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 27, 2005 and recorded in Document VOLUME 3634, PAGE 79 real property records of POTTER County, Texas, with JESUS B FUENTES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JESUS B FUENTES, securing the payment of the indebtednesses in the original principal amount of \$23,400.00, 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

2024NOTS0232 NOTTS
11/14/2024 02:53 PM Total Pages: 3
Julie Smith, County Clerk - Potter County, TX



706 NORTH GRANT STREET
AMARILLO, TX 79107

00000010296382

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

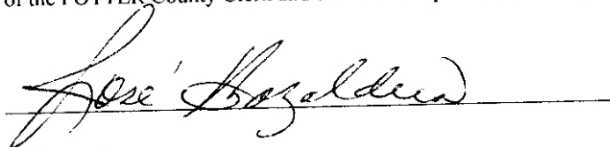
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JONATHAN SCHENDEL, ANGIE USELTON, CHARLES GREEN, LISA BRUNO, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, JOSHUA SANDERS, MATTHEW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



Israel Saucedo

Certificate of Posting

My name is _____, 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: _____

706 NORTH GRANT STREET
AMARILLO, TX 79107

00000010296382

00000010296382

POTTER

EXHIBIT "A"

LOT 10, OF THE EBERSTADT SUBDIVISION OF BLOCK 235, OF HOLLAND, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 29, PAGE 593, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

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: 01/30/2024
Grantor(s): GEORGE SILVA AND ILSE SOTO, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$166,429.00
Recording Information: Instrument 2024OPR0001044
Property County: Potter
Property: (See Attached Exhibit "A")
Reported Address: 1231 JASMINE ST, AMARILLO, TX 79107

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 7th day of January, 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.

2024NOTS0233 NOTTS
11/21/2024 12:07 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 _____ whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on _____ 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.

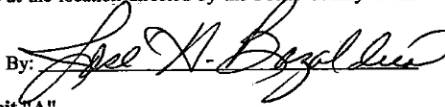
By: 

Exhibit "A"

LOT NO. FORTY-FOUR (44) IN BLOCK NO. FIFTEEN (15) OF THE EASTRIDGE ADDITION, UNIT NO. SIXTEEN (16), AN ADDITION TO THE CITY OF AMARILLO, IN POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, OF RECORD IN VOLUME 695, PAGE 689, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

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

24TX373-0205
3050 SE 114TH AVENUE, AMARILLO, TX 79118

NOTICE OF FORECLOSURE SALE

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

TRACT 5, BLOCK NO. 3, OF SOUTHLAND ACRES UNIT NO. 1, A SUBDIVISION OUT OF SECTION 145, BLOCK 2, A.B. & M. SURVEY, RANDALL COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, OF RECORD IN VOLUME 674, PAGE 378 OF THE DEED RECORDS OF RANDALL COUNTY, TEXAS.

Security Instrument: Deed of Trust dated March 11, 2010 and recorded on March 22, 2010 as Instrument Number 2010004209 in the real property records of RANDALL County, Texas, which contains a power of sale.

Sale Information: January 07, 2025, at 10:00 AM, or not later than three hours thereafter, at the foyer inside of the main entrance on the south side of the Randall County Justice Center located 2309 Russell Long Boulevard, Canyon, 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 DAVID BRAUER AND DIANA BRAUER secures the repayment of a Note dated March 11, 2010 in the amount of \$88,369.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 Yamato Road, Suite 175, Boca Raton, FL 33431, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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

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11/25/2024 02:55 PM Total Pages: 2
Julie Smith, County Clerk - Potter County, TX

Substitute Trustee(s): Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, 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, Jose A. Bazaldua, Gabrielle Carrier, Antonio Bazaldua, Susan Bowers, Christy Russell, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Linda Booth, Jeff Booth, Lesa Scott, Ed Henderson, Jonathan Bowers, Glandeene Shenk, Dustin George

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

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



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, 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, Jose A. Bazaldua, Gabrielle Carrier, Antonio Bazaldua, Susan Bowers, Christy Russell, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Linda Booth, Jeff Booth, Lesa Scott, Ed Henderson, Jonathan Bowers, Glandeene Shenk, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

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

1919 SOUTH HARRISON STREET
AMARILLO, TX 79109

00000009596206

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: January 07, 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 November 30, 2018 and recorded in Document CLERK'S FILE NO. 20018OPR0015992 real property records of POTTER County, Texas, with ROBERT K HAMADI AND JENNIFER HAMADI, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ROBERT K HAMADI AND JENNIFER HAMADI, securing the payment of the indebtednesses in the original principal amount of \$190,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY 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. NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034

2024NOTS0241 NOTTS
12/05/2024 03:14 PM Total Pages: 3
Julie Smith, County Clerk - Potter County, TX



1919 SOUTH HARRISON STREET
AMARILLO, TX 79109

00000009596206

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: _____

1919 SOUTH HARRISON STREET
AMARILLO, TX 79109

00000009596206

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POTTER

EXHIBIT "A"

LOT 21 OF THE J.P. WOOD SUBDIVISION OF BLOCK 20, 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 23, PAGE 527 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

NOTICE OF FORECLOSURE SALE

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

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

All of Lots 1, 2, 3, 4 and 5, Block 26, Glidden & Sanborn Addition, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 65, Page 12 of the Deed Records of Potter County, Texas.

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

Dated: October 20, 2021
Grantor: Herring Hotel Development Company, LLC
Beneficiary: Gulf Capital Lending, LLC, f/k/a Next Level Income Fund, LLC
Recorded: October 20, 2021, under Clerk's File No. 2021OPR0015844, of the Official Public Records of Potter County, Texas

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

Date: January 7, 2025
Time: The sale shall begin no earlier than 10:00 o'clock, A.M. or no later than three (3) hours thereafter. The sale shall be completed by no later than 1:00 P.M.
Place: On the 11th floor auditorium of the Santa Fe Building located at 900 S. Polk Street, Amarillo, Texas 79101

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of

2024NOTS0242 NOTTS
12/10/2024 10:41 AM Total Pages: 4
Julie Smith, County Clerk - Potter County, TX

Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refileing may be after the date originally scheduled for this sale.

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

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

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

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

6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "obligations") including but not limited to (1) Promissory Note in the original principal

amount of \$1,875,000.00, executed by Herring Hotel Development Company, LLC, and payable to the order of Gulf Capital Lending, LLC, f/k/a Next Level Income Fund, LLC (the "Note"); (2) all renewals and extensions of the Note; and (3) any and all present and future indebtedness of Herring Hotel Development Company, LLC to Gulf Capital Lending, LLC, f/k/a Next Level Income Fund, LLC. Gulf Capital Lending, LLC, f/k/a Next Level Income Fund, LLC is the current owner and holder of the obligations and is the Beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the Beneficiary, Gulf Capital Lending, LLC, 2200 Market Street, Suite 609, Galveston, Texas 77550.

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

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

DATED this the 6th day of December, 2024.

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

By: 

Bailey Hartman
State Bar No.24125916

Samuel S. Karr
State Bar No.24007466

C. Jared Knight
State Bar No.00794107

Cathy Miller
State Bar No.00790317

2500 ORANGE ST
AMARILLO, TX 79107

00000009821182

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 January 07, 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 May 25, 2018 and recorded in Document INSTRUMENT NO 2018OPR0007461 real property records of POTTER County, Texas, with CECELIA KAY SMITH MICKEY AKA KAY MICKEY A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee

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

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

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

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



2500 ORANGE ST
AMARILLO, TX 79107

00000009821182

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.

Is Sa

Israel Saucedo

Certificate of Posting

My name is Jose BAZALDUA, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 I declare under penalty of perjury that on 12-12-2024 I filed at the office of the POTTER County Clerk and caused to be posted at the POTTER County courthouse this notice of sale

Jose BAZALDUA

Declarants Name Jose BAZALDUA

Date 12-12-2024

2500 ORANGE ST
AMARILLO, TX 79107

00000009821182

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POTTER

EXHIBIT "A"

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



MILLER GEORGE & SUGGS

Texas Office
6080 Tennyson Pkwy, Suite 100
Plano, Texas 75024
Main: 972.532.0128
Fax: 214.291.5507
FLORIDA | TEXAS | GEORGIA

2024NOTS0245
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Julie Smith, County Clerk - Potter County, TX
NOTTS
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NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on May 9, 2011, a certain Deed of Trust was executed by Melva Needham as mortgagor in favor of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Urban Financial Group Inc., its successors and assigns as beneficiary and Alan E. South, Attorney at Law as trustee, and was recorded on, May 16, 2011, as Instrument No. 01195642 in the Office of the County Clerk, Potter County, Texas; and

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

WHEREAS, the beneficial interest in the Deed of Trust is now owned by the Secretary pursuant to an assignment dated August 15, 2017, and recorded on August 23, 2017, as Instrument No. 2017OPR0012499 in the office of the County Clerk, Potter County, Texas; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that all borrowers are deceased; and

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

NOW, THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on July 26, 2024 as Instrument No. 2024OPR0009296 notice is hereby given that on January 07, 2025 at 10:00 AM local time, or not later than three hours thereafter, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

SEE EXHIBIT "A"

Commonly known as: 704 N Hayes Street, Amarillo, TX 79107

The sale will be held 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.

24TX941-0019



4830446

The Secretary of Housing and Urban Development will bid \$116,727.42.

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

When making their bids, all bidders except the Secretary must submit a deposit totaling \$11,672.74 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$11,672.74 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

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

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

24TX941-0019

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

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 send of this notice immediately.

Date: December 10, 2024



By: Dustin George
Miller, George & Suggs, PLLC
Foreclosure Commissioner
6080 Tennyson Parkway, Suite 100
Plano, TX 75024
972-532-0128 Phone
214-291-5507 Fax

24TX941-0019

EXHIBIT "A"

A plot or tract of land 50 x 140 feet out of Block No. 237, of the Holland Addition, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, recorded in Volume 65, Page 20 of the Deed Records of Potter County, Texas, described by metes and bounds as follows:

BEGINNING at a point in the West line of said Block 100' North of the SW corner;

THENCE Northerly along the West line of said Block for a distance of 50';

THENCE Easterly and parallel with the South line of said Block a distance of 140';

THENCE Southerly and parallel with the West line of said Block a distance of 50';

THENCE West and parallel with the South line of said Block a distance of 140' to the PLACE OF BEGINNING.

This description is subject to change upon receipt of survey.

NOTICE OF FORECLOSURE SALE

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

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

A tract of land out of Blocks 73 and 86, Famous Heights Park Addition, Amarillo in Potter County, Texas, including portions of 15th and 16th Avenues and the North-South alley through Block 73 and 86 and a portion of Manhattan Street all vacated by Resolution No. 3-1968-1 passed by the City Commission of Amarillo, Texas, on March 19, 1968, and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "Furman RPLS 1959" set in the West right-of-way line of Highland Street and being 30 feet North of the Northeast corner of said Block 73;

THENCE S. 00° 06' 00" W. 500.00 feet along said West right-of-way line of Highland Street to a 1/2 inch iron rod with cap stamped "Furman RPLS 1959" found in the North right-of-way line of Interstate Highway No. 40 for the Southeast corner of this tract of land;

THENCE N. 89° 54' 00" W (base bearing) 280.30 feet to an "X" in concrete found for the most southerly Southwest corner of this tract of land, same being the most southerly Southeast corner of a tract of land described in that certain instrument recorded in Volume 2584, Page 20 of the Official Public Records of Potter County, Texas;

THENCE N. 00° 06' 00" E. 104.00 feet to a 1/2 inch iron rod with cap stamped "Furman RPLS 1959" set;

THENCE N. 89° 54' 00" W. 27.55 feet to a 1/2 inch iron rod with cap stamped "Furman RPLS 1959" set;

THENCE N. 00° 09' 19" E. 103.00 feet to a 1/2 inch iron rod with cap stamped "Furman RPLS 1959" set;

THENCE N. 36° 25' 20" E. 47.16 feet to an "X" found in concrete;

THENCE N. 00° 08' 44" E. 255.00 feet to a 1/2 inch iron rod with cap stamped "Furman RPLS 1959" set for the Northwest corner of this tract of land, same being the Northeast corner of said tract of land described in Volume 2584, Page 20;

THENCE S. 89° 54' 00" E. 279.61 feet to the Place of Beginning and containing 3.29 acres of land, more or less (commonly known as 2915 East Interstate 40, Amarillo, Texas 79104);

together with the improvements and all rights and interests appurtenant thereto, including all of Grantor's right, title, and interest in and to groundwater rights, mineral interests, utilities, adjacent streets, alleys, rights-of-way, and any adjacent strips or gores of real estate (the "Land"); and all improvements, fixtures, furniture, furnishings, equipment, inventory, supplies, and business personal property located on the Land, owned by Grantor and used in connection with the operation of the Rest Inn Amarillo, including adjacent parking areas, lighting and landscaping and after acquired property of Grantor (collectively, the "Improvements"); and all of Grantor's interest in the trade name "Rest Inn Amarillo" and all licenses and permits related to the Land and

Improvements and in all third party warranties or guaranties, if transferable, relating to the Land and Improvements.

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

Dated: April 29, 2022
Grantor: Amarillo Choice Investments LLC
Lender: Shri Rang Avdhut Corporation
Recorded: May 2, 2022, under Instrument No. 2022OPR0006231 of the Official Public Records of Potter County, Texas

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

Date: Tuesday, January 7, 2025

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

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

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

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

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

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

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

6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) a Promissory Note executed by Amarillo Choice Investments LLC and payable to the order of Shri Rang Avdhut Corporation (the "Note"); (2) all renewals and extensions of the Note; and (3) any and all present and future indebtedness of Amarillo Choice Investments LLC to Shri Rang Avdhut Corporation. Shri Rang Avdhut Corporation is the current owner and holder of the Obligations and is the Lender under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the Lender, Shri Rang Avdhut Corporation, at 5205 Wakefield Drive, Irving, Texas 75038.

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

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

DATED this the 13th day of December, 2024.

Wright Law TX, PLLC
620 S. Taylor Street, Suite 302
Amarillo, Texas 79101
Telephone: (806) 437-1507

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

NOTICE OF FORECLOSURE SALE

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

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

24460 Canyon Drive, Canyon, Randall County, Texas:

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

605 S. Manhattan, Amarillo, Potter County, Texas:

Lot No. 3, Block No. 3, Wilkinson's Subdivision, an Addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 500, Page 19, of the Deed Records of Potter County, Texas, reference to which is made in here for all purposes;

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

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

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

Date:	February 3, 2017
Grantor:	Jose Arjon and wife, Jacqua Trevino
Substitute Trustees:	Weston W. Wright and Mindi L. McLain
Beneficiary:	The State National Bank of Groom
County Where Property is Located:	Potter and Randall Counties, Texas
Recorded:	February 6, 2017, under Instrument No. 2017OPR0002024, of the Official Public Records of Potter County, Texas and February 6, 2017, under Clerk's File No. 2017002138 of the Official Public Records of Randall County, Texas

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

Date: Tuesday, January 7, 2025

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Julie Smith, County Clerk - Potter County, TX
NOTTS
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Time: The sale shall begin no earlier than 10:00 o'clock, A.M. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: The area designated by the commissioners' court of **Randall County, Texas** as the area of such county where public non-judicial foreclosures are to take place, currently being the foyer of the main entrance on the south side of the Randall County Justice Center located at 2309 Russell Long Boulevard, Canyon, Randall County, Texas (pursuant to Randall County Order No. 2009-7)

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

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

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

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

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

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

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

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

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

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

DATED this the 13th day of December, 2024.

Wright Law TX, PLLC
620 S. Taylor Street, Suite 302
Amarillo, Texas 79101
Telephone: (806) 437-1507

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

NOTICE OF FORECLOSURE SALE

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

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

821 Park Place, Amarillo, Potter County, Texas:

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

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

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

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

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

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

Date: Tuesday, January 7, 2025

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

Place: The area designated by the commissioners' court of Potter County, Texas as the area of such county where public non-judicial foreclosures are to take place, currently

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Julie Smith, County Clerk - Potter County, TX

being the 11th floor auditorium, Santa Fe Building, located at 9th and Polk, Amarillo, Potter County, Texas (pursuant to Potter County Order No. 1240374 entered July 22, 2013)

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

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

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

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

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

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

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

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

7. **Default and Request to Act.** Default has occurred under the Deed of Trust, and the Beneficiary has requested Weston W. Wright and/or Mindi L. McLain, as Substitute Trustee, conduct this sale, each being authorized and appointed to act independently and severally of the

other, under and by virtue of the Deed of Trust. Notice is given that before the sale the Beneficiary may appoint another person or persons as Substitute Trustee to conduct the sale.

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

DATED this the 13th day of December, 2024.

Wright Law TX, PLLC
620 S. Taylor Street, Suite 302
Amarillo, Texas 79101
Telephone: (806) 437-1507

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

NOTICE OF FORECLOSURE SALE

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

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

3604 S. Polk, Amarillo, Potter County, Texas:

Lot 3, Block 15, Edgefield Addition Revised to the City of Amarillo, Potter County, according to the revised map or plat thereof, of record in Volume 111, Page 326, of the Deed Records of Potter County, Texas;

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

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

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

Date: August 31, 2020
Grantor: Jose A. Arjon and Jacqua Trevino Arjon
Substitute Trustees: Weston W. Wright and Mindi L. McLain
Beneficiary: The State National Bank of Groom
County Where Property is Located: Potter County, Texas
Recorded: September 1, 2020, under Instrument No. 2020OPR0010966, of the Official Public Records of Potter County, Texas

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

Date: Tuesday, January 7, 2025

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

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

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Julie Smith, County Clerk - Potter County, TX

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

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

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

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

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

6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (separately and collectively as the "Obligation") including but not limited to (1) a Promissory Note dated August 31, 2020, in the original principal amount of \$50,000.00, executed by Jose A. Arjon and Jacqua Trevino Arjon and payable to the order of The State National Bank of Groom; (2) all of the debts, obligations and liabilities of Jose Arjon and Jacqua Trevino to The State National Bank of Groom, now or hereafter existing, however evidenced and joint, several, joint and several, certain or contingent; (3) all debts, obligations and liabilities arising pursuant to the provisions of the Deed of Trust or any loan agreement, security agreement or other instrument or agreement now or hereafter evidencing, securing or relating to the Obligation or any portion thereof; (4) all costs and expenses incurred by Beneficiary including reasonable attorney's fees, in connection with the collection of any indebtedness or enforcement of the Obligation; and (5) any and all renewals, extensions, or other modifications of the Obligation.

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

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

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

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

DATED this the 13th day of December, 2024.

Wright Law TX, PLLC
620 S. Taylor Street, Suite 302
Amarillo, Texas 79101
Telephone: (806) 437-1507

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

NOTICE OF 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.

2024NOTS0250 NOTTS
12/16/2024 02:52 PM Total Pages: 1
Julie Smith, County Clerk - Potter County, TX



DATE: December 16, 2024

DEED OF TRUST: Date: February 7, 2022
 Grantor: James Stanley Pacheco and Elizabeth Pacheco
 Beneficiary: RE-BAC Investments, LLC
 Trustee: Lauren Scarbrough
 Recorded Under: Clerk's Instrument No. 2022OPR0001759, of the Official Public Records of Potter County, Texas

PROPERTY: **Lot 2, Block 8, Belmont Park, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof; recorded in Volume 151, Page 211 of the Deed Records of Potter County, Texas.**

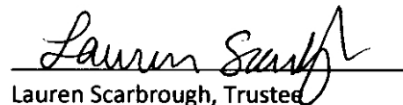
SUBJECT TO all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and all valid reservations of oil, gas and other mineral interests, if any.

DATE AND TIME OF SALE: Between the hours of 10:00 AM and 1:00 PM on January 7, 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.



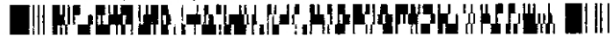
Lauren Scarbrough, Trustee

411 S. Fillmore
Amarillo TX 79101

NOTICE OF 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.

2024NOTS0251 NOTTS
12/16/2024 02:52 PM Total Pages: 1
Julie Smith, County Clerk - Potter County, TX



DATE: December 16, 2024

DEED OF TRUST: Date: October 13, 2021
Grantor: Seirel Valderrama Maldonado and Luis Carlos Lopez Olivas
Beneficiary: RE-BAC Investments, LLC
Trustee: Lauren Scarbrough
Recorded Under: Clerk's Instrument No. 2021OPR0015314, of the Official Public Records of Potter County, Texas

PROPERTY: **Lot 11, Block 3, Amended Plat of Eastridge, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof; recorded in Volume 500, Page 333 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 January 7, 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 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.

2024NOTS0252 NOTTS
12/16/2024 02:52 PM Total Pages: 1
Julie Smith, County Clerk - Potter County, TX



DATE: December 16, 2024

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 January 7, 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 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: December 16, 2024

DEED OF TRUST: Date: July 3, 2019
Grantor: Clemente Flores and Ailyn V. Flores
Beneficiary: E-BAC Investments, LLC
Trustee: Lauren Scarbrough
Recorded Under: Clerk's instrument # 2019OPR0008992, of the
Official Public Records of Potter County, Texas

PROPERTY: **Lot 16, Block 64, of Hamlet Unit No. 7, an addition to the City of Amarillo, in Potter County, Texas, according to the map or plat thereof recorded in Volume 695, Page 507 of the Deed Records of Potter County, Texas.**

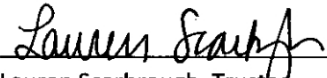
SUBJECT TO all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and all valid reservations of oil, gas and other mineral interests, if any.

DATE AND TIME OF SALE: Between the hours of 10:00 AM and 1:00 PM on January 7, 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

2024NOTS0253 NOTTS
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Julie Smith, County Clerk - Potter County, TX