

THE FOLLOWING
"NOTICE OF TRUSTEE'S SALE"
WERE SCANNED AND PLACED ON THE WEBSITE BY THE
POTTER COUNTY CLERK ON:
[June 11th, 2025](#)
IF A WITHDRAWAL OF THE NOTICE OF TRUSTEE'S SALE HAS BEEN
RECEIVED, THE WITHDRAWL NOTICE
WILL NOT
BE REFLECTED ON THE WEBSITE.

JULIE SMITH, COUNTY CLERK
POTTER COUNTY, TEXAS

Instrument Number	Recording Date	Grantor	Grantee
2025NOTS0074	4/15/2025 8:53	HECK SHANNON TRUSTEE	NAING MIN
2025NOTS0083	4/24/2025 10:42	HOOPER JENNIFER TRUSTEE	RUIZ MARY
2025NOTS0084	4/24/2025 10:42	CUEVAS RAMIRO TRUSTEE	KRIZAN JOSEPH WILLIAM ,PRICE-KRIZAN STACY DIANE ,PRICE KRIZAN STACY DIANE
2025NOTS0085	4/24/2025 12:13	BAZALDUA JOSE A TRUSTEE	WADE OSCAR N ,HOLLAND ANGELA R
2025NOTS0095	5/22/2025 9:31	HAMILTON HOLLIS ROSE ATTY	HAMILTON LLOYD K
2025NOTS0096	5/29/2025 10:42	HOOPER JENNIFER TRUSTEE	BRADSHAW TABITHA R ,BRADSHAW BOBBY D JR
2025NOTS0097	5/29/2025 14:36	BAZALDUA JOSE A TRUSTEE	QUINTERO MARY HELEN
2025NOTS0100	6/2/2025 14:29	JONES PAIGE TRUSTEE	OO MOE ZAW,TIN TUN MYA,MU PAI
2025NOTS0101	6/5/2025 11:11	JONES PAIGE TRUSTEE	JARAMILLO DAVID A,JARAMILLO STEPHANIE M
2025NOTS0105	6/9/2025 12:27	SMITH L DAVID TRUSTEE	TANDEM GROUP LP
2025NOTS0106	6/9/2025 13:02	CENTEX CASAS LLC TRUSTEE	HERNANDEZ AYLIN
2025NOTS0107	6/10/2025 8:29	MILLS JAMES TRUSTEE	ANDRADE AUGUSTINE
2025NOTS0108	6/10/2025 14:40	FERRELL CHAD TRUSTEE	WADE NATHANIEL B

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated April 13, 2020 and recorded under Clerk's File No. 2020OPR0004559, in the real property records of POTTER County Texas, with Min Naing, unmarried man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Top Flite Financial, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Min Naing, unmarried man securing payment of the indebtedness in the original principal amount of \$178,604.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Min Naing. PennyMac Loan Services, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PennyMac Loan Services, LLC is acting as the Mortgage Servicer for the Mortgagee. PennyMac Loan Services, LLC is representing the Mortgagee, whose address is: 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361.

Legal Description:

LOT 22, BLOCK 3, RIDGEMERE ADDITION, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 139, PAGE 446 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 07/01/2025

Earliest Time Sale Will Begin: 10:00 AM

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

TERMS OF SALE

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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.



2025NOTS0074 NOTTS
04/15/2025 08:53 AM Total Pages: 2
Julie Smith County Clerk - Potter County, TX

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

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Gabrielle Carrier, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Conrad Wallace, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on April 11, 2025.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by Shannon Heck

Printed Name: _____

C&M No. 44-25-01232

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

2025NOTS0083 NOTTS
04/24/2025 10:42 AM Total Pages: 2
Julie Smith, County Clerk - Potter County, TX



1. Date, Time, and Place of Sale.

DATE: July 1, 2025

TIME: 10:00 AM

PLACE: 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 Commissioners Court

- 2. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only party of the property. Pursuant to section 50.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
- 3. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 22, 2012 and recorded in Volume 4430 at Page 6 and as Instrument Number 01217953, real property records of Potter County, Texas.
- 4. Obligations Secured.** Deed of Trust or Contract Lien executed by Mary Ruiz, securing the payment of the indebtedness in the original principal amount of \$72,264.00, and obligations therein described including by not limited to the promissory note; and all modifications renewals and extensions of the promissory note. Village Capital & Investment LLC is the current mortgagee of the note and deed of trust or contract lien.
- 5. Default.** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.
- 6. Property to be Sold.** The property to be sold is described as follows:
Lot 2, Block 18, of Sunrise Park Unit 1, an Addition to the City of Amarillo, POTTER County, Texas, according to the map or plat thereof recorded in Vol. 695, Page 577, of the Deed Records of POTTER County, Texas.

Commonly known as: 1003 South Nance Street, Amarillo, TX 79104

Parcel Number: 078-0700-1245

- 7. 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



1003 S NANCE ST
Amarillo, TX 79104


Texas Property Code § 51.0025, the Mortgage Services is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. Village Capital & Investment LLC as Mortgage Servicer, is representing the current mortgagee, whose address is:

**2460 Paseo Verde Parkway
Suite 110
Henderson, Nevada 89074**

8. **Appointment of Substitute Trustee.** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint Jennifer Hooper, Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Gabrielle Carrier, whose address is c/o Brock & Scott, 4225 Wingren Drive, Suite 105, Irving, TX 75602, Substitute Trustee to act under and by virtue of said Deed of Trust.
9. **Limitation of Damages.** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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

Date: 4/22/2025


Jennifer Hooper

Certificate of Posting

I am _____ whose address is _____. I declare under penalty of perjury that on _____ I filed this Notice of [Substitute] Trustees 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.

Declarant's Name: _____

Date: _____

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

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

2025NOTS0084 NOTTS
04/24/2025 10:42 AM Total Pages: 3
Julie Smith, County Clerk - Potter County, TX



TS No TX07000132-25-1

APN 151767 || R-200-1000-1850.0

TO No 250171729-TX-RW

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on April 30, 2021, JOSEPH WILLIAM KRIZAN AND STACY DIANE PRICE-KRIZAN, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of MICHAEL H. PATTERSON as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for HAPPY STATE BANK, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$327,838.00, payable to the order of M&T Bank as current Beneficiary, which Deed of Trust recorded on April 30, 2021 as Document No. 2021OPR0006392 in Potter County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 151767 || R-200-1000-1850.0

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

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **M&T Bank**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

TS No TX07000132-25-1

APN 151767 || R-200-1000-1850.0

TO No 250171729-TX-RW

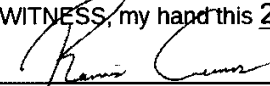
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, July 1, 2025 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Potter County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Santa Fe Building, 900 S. Polk Street, Amarillo, TX 79101, or in the area designated by the Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and M&T Bank's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and M&T Bank's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

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

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

WITNESS, my hand this 22nd day of April, 2025.


By: Ramiro Cuevas, Substitute Trustee(s)

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

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

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

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

EXHIBIT "A"

A 15.00 acre tract of land out of the NE portion of Section 100, Block 2, A.B. & M. Survey, Potter County, Texas, being further described by metes and bounds as follows;

The POINT OF BEGINNING is a 1/2" iron pipe, found in the center of a paved road whence the NW corner of said Section 100 bears N. 0° 10' 55" E. - 1488.7' to a 1/2" iron pipe, found, and West (Base Bearing) 4400.44 feet to a 1 1/2" iron pipe, found for the NW corner of Section 100;

THENCE S. 89° 52' 18" E. for a distance of 440.05 feet to a 1/2" iron pipe, found the NE corner of this tract;

THENCE S. 0° 10' 51" W. for a distance of 1484.84 feet to a 1/2" iron pipe, found the SE corner of this tract;

THENCE N. 89° 55' 36" W. for a distance of 410.24 feet pass a 3/8" rebar set with a cap stamped "RPLS 4664" set in the East line of Sanford Street, continue for a total distance of 440.24 feet to a 1/2" iron pipe, found;

THENCE N. 0° 11' 17" E. for a distance of 1485.26 feet to the POINT OF BEGINNING.

Said tract contains 15.00 acres of land, being the same as the total of those tracts of land referred to as Tracts I, II and III, recorded in Vol. 1469, Page 408, Deed Records of Potter County, Texas.

EXCEPTING a 30 foot road easement along the west side of this tract;

SUBJECT TO restrictions and covenants filed of record in Potter County in Vol. 900, Page 125 of the Deed Records and subject to any visible or apparent rights-of-way or easements which are of record or in place located on or across the above described property.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 9/16/2003	Grantor(s)/Mortgagor(s): OSCAR N WADE, JOINED HEREIN PROFORMA BY HIS WIFE, ANGELA R. HOLLAND
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: PENNYMAC LOAN SERVICES, LLC
Recorded in: Volume: 3379 Page: 327 Instrument No: 01007748	Property County: POTTER
Mortgage Servicer: PennyMac Loan Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3043 Townsgate Rd, Suite 200, Westlake Village, CA 91361
Date of Sale: 7/1/2025	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: At the steps on the west side of the Potter County Courthouse located at 500 S. Fillmore, Amarillo, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 1, BLOCK 2 IN MARTIN NO. 1 AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, AS SHOWN ON MAP OR PLAT THEREOF OF RECORD IN VOLUME 500, PAGE 151 OF THE DEED RECORDS, POTTER COUNTY, TEXAS

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Jonathan Schendel, Angie Usclton, Charles Green, Lisa Bruno, Conrad Wallace, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Auction.com, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Christy Russell, Antonio Bazaldua or Susan Bowers, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

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

Dated: 4/23/2025

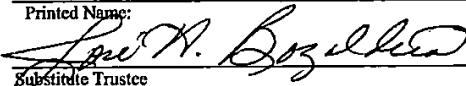


Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for PennyMac Loan Services, LLC

Dated: 4-24-2025



Printed Name:



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

MH File Number: TX-25-108138-POS
Loan Type: FHA

2025NOTS0085 NOTTS

04/24/2025 12:13 PM Total Pages: 1
Julie Smith, County Clerk - Potter County, TX





NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 133783-TX

Date: May 14, 2025

County where Real Property is Located: Potter

ORIGINAL MORTGAGOR: LLOYD K. HAMILTON
ORIGINAL MORTGAGEE: INTERBAY FUNDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY
CURRENT MORTGAGEE: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY
MORTGAGE SERVICER: Community Loan Servicing (Commercial)

DEED OF TRUST DATED 1/12/2007, RECORDING INFORMATION: Recorded on 1/18/2007, as Instrument No. 01094660 in Book 3832 Page 119

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOTS 6, 7, 8, 9, AND 10, BLOCK 53, ORIGINAL TOWN OF AMARILLO, PLUS A VACATED 2 FOOT BY 250 FOOT STRIP OF LAND LOCATED BEHIND AND LYING ADJACENT TO LOTS 6, 7, 8, 9, AND 10, BLOCK 53 ORIGINAL TOWN OF AMARILLO, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 65, PAGE 18 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/1/2025, the foreclosure sale will be conducted in Potter County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Community Loan Servicing (Commercial) is acting as the Mortgage Servicer for BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Community Loan Servicing (Commercial), as Mortgage Servicer, is representing the Mortgagee, whose address is:

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY
c/o Community Loan Servicing (Commercial)
1415 W. Cypress Creek Road, Ste 200
Fort Lauderdale, FL 33309



Matter No.: 133783-TX

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE SHANNON HECK, RONNIE HECK, JOSE A. BAZALDUA, GABRIELLE CARRIER, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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

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

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



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

DATE: July 1, 2025

TIME: 10:00 AM

PLACE: 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 Commissioners Court

- 2. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 50.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
- 3. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 23, 2021 and recorded as Instrument Number 2021OPR0017838, real property records of Potter County, Texas.
- 4. Obligations Secured.** Deed of Trust or Contract Lien executed by Tabitha R. Bradshaw and Bobby D. Bradshaw, Jr., securing the payment of the indebtedness in the original principal amount of \$207,570.00, and obligations therein described including by not limited to the promissory note; and all modifications renewals and extensions of the promissory note. Village Capital & Investment LLC is the current mortgagee of the note and deed of trust or contract lien.
- 5. Default.** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.
- 6. Property to be Sold.** The property to be sold is described as follows:
Tract 1:

A 7.30 acre tract out of Sections 89 and 90, Block 5, G.&M. Survey, Potter County, Texas and being that same tract of land as described in that certain Warranty Deed recorded in Volume 3982, Page 104 of the Official Public Records of Potter County, Texas as surveyed on the ground by Robert Keys and Associates on the 20th day of March, 2015 and being described by metes and bounds as follows:

BEGINNING at the northwest corner of this tract of land, from whence the Southwest corner of Section 90 bears South 592.22 feet and West 2740.53 feet (from previous deeds);



THENCE S. 89° 54' 44" E., (Directional Control GPS Observation WGS-84), 530.00 feet to the northeast corner of this tract of land;

THENCE S. 00° 19' 38" W., at 30.00 feet pass a 1/2 inch iron rod, found, a total distance of 600.15 feet to an 3/8 inch iron rod with a cap stamped "HBD", found in the South line of Section 89;

THENCE N. 89° 54' 44" W., 530.00 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set, in the South line of Section 90;

THENCE N. 00° 19' 38" E., at 570.15 feet pass a wood fence corner post, found, a total distance of 600.15 feet to the PLACE OF BEGINNING.

Subject to a 30 foot Road Easement along the North Line of the above described Tract.

Tract 2:

An 11.818 acre tract of land out of Section 89, Block 5, G & M Survey, Potter County, Texas and being described by metes and bounds as follows:

BEGINNING at a point from whence the Southwest corner of Section 89 bears South 580.41 feet and West 1349.92 feet;

THENCE S 00°09'45" W, at 30 feet pass an iron rod, a total distance of 600 feet to an iron rod in the South line of Section 89;

THENCE N 89°50'15" W, along the South line of Section 89, a distance of 858.0 feet to an iron rod;

THENCE N 00°09'45" E, at 570.0 feet pass an iron rod, a total distance of 600 feet to a point;

THENCE S 89°50'15" E, 858 feet to the PLACE OF BEGINNING;

Subject to a 30 foot road easement along the North line of the above described tract. (Tract 7, Unit 2A).

7. **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 Services is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. Village Capital & Investment LLC as Mortgage Servicer, is representing the current mortgagee, whose address is:

**2460 Paseo Verde Parkway
Suite 110
Henderson, Nevada 89074**

8. **Appointment of Substitute Trustee.** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint Jennifer Hooper, Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Gabrielle Carrier, whose address is c/o Brock & Scott, 4225 Wingren Drive, Suite 105, Irving, TX 75602, Substitute Trustee to act under and by virtue of said Deed of Trust.
9. **Limitation of Damages.** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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

Date: 5/27/2025


Jennifer Hooper

Certificate of Posting

I am _____ whose address is _____. I declare under penalty of perjury that on _____ I filed this Notice of [Substitute] Trustees 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.

Declarant's Name: _____
Date: _____

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-14914-TX

2025NOTS0097 NOTTS
05/29/2025 02:36 PM Total Pages: 3
Julie Smith, County Clerk - Potter County, TX



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

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

Date: 7/1/2025
Time: The earliest time the sale will begin is 10:00 AM , or within three (3) hours after that time.
Place: Potter County Courthouse, Texas, at the following location: 500 South Fillmore Street , Amarillo, TX 79101 11TH FLOOR AUDITORIUM, SANTA FE BUILDING LOCATED AT 9TH & POLK, AMARILLO, TX
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

LOT NO. 2, BLOCK NO. 2, HIGHLAND PARK REPLAT, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, RECORDED IN VOLUME 695, PAGE 263, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

Commonly known as: 603 S HIGHLAND STREET AMARILLO, TX 79104

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 12/23/2010 and recorded in the office of the County Clerk of Potter County, Texas, recorded on 12/30/2010 under County Clerk's File No 01187412, in Book 4284 and Page 267 Along with Correction Affidavit recorded 6/5/2024 as Instrument No. 2024OPR0006998 The subject Deed of Trust was modified by Loan Modification recorded as No. 2022OPR0011668 on 08/22/2022; and along with Correction Affidavit recorded as No. 2023OPR0009932 on 08/11/2023; and further recorded in 2023OPR0015202 on 12/14/2023, along with Correction Affidavit recorded 6/14/2024 as Instrument No. 2024OPR0007439 and further recorded on 09/09/2024 in Instrument No. 2024OPR0011090 of the Real Property Records of Potter County, Texas.

Grantor(s): MARY HELEN QUINTERO AN UNMARRIED PERSON

Original Trustee: BILL CASTOR

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

T.S. #: 2025-14914-TX

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR GATEWAY MORTGAGE
GROUP LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY),
ITS SUCCESSORS AND ASSIGNS
Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation

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

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

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

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$47,542.00, executed by MARY HELEN QUINTERO AN UNMARRIED PERSON, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR GATEWAY MORTGAGE GROUP LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY), ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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


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

T.S. #: 2025-14914-TX

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

Dated: 5-29-2025

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



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

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

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

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



NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

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

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: July 1, 2025
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: Potter County Santa Fe Building, 900 S. Polk Street, Amarillo, TX 79101 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.
Substitute Trustee: Angie Uselton, Charles Green, Lisa Bruno, Conrad Wallace, Patrick Zwiers, Shawn Schiller, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Vina Nguyen, Dalene Van Dermyden, Auction.com LLC, 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 Jose A. Baraldea, 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 6-28-2025, I filed at the office of the Potter County Clerk to be posted at the Potter County courthouse this notice of sale.

Jose A. Baraldea
Declarant's Name: _____

Date: _____

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

WITNESS MY HAND this _____ day of _____, _____.

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: **March 22, 2005**
Grantor(s): **David A. Jaramillo and Stephanie M. Jaramillo, husband and wife**
Original Mortgagee: **Bank of America, N.A.**
Original Principal: **\$30,500.00**
Recording Information: **Book 3585, Page 585**
Property County: **Potter**
Property: **LOTS 7, 8 AND 9, BLOCK 452, OF MIRROR, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 65, PAGE 17, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.**
Property Address: **1308 South Houston Street
Amarillo, TX 79102**

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: **NewRez LLC d/b/a Shellpoint Mortgage Servicing**
Mortgage Servicer: **Shellpoint Mortgage Servicing**
Mortgage Servicer: **75 Beattie Place**
Address: **Greenville, SC 29601**

SALE INFORMATION:

Date of Sale: **July 1, 2025**
Time of Sale: **10:00 AM or within three hours thereafter.**
Place of Sale: **Potter County Santa Fe Building, 900 S. Polk Street, Amarillo, TX 79101 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court**
Substitute Trustee: **Angie Uselton, Charles Green, Lisa Bruno, Conrad Wallace, Patrick Zwiers, Shawn Schiller, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Vina Nguyen, Dalene VanDermyden, Auction.com LLC, 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 Jose A. Baraldua, 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 6-5-2025, I filed at the office of the Potter County Clerk to be posted at the Potter County courthouse this notice of sale.

Jose A. Baraldua
Declarant's Name: _____

Date: _____

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

WITNESS MY HAND this _____ day of _____, _____.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF POTTER

§

§

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

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

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

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

2025NOTS0105 NOTTS
06/09/2025 12:27 PM Total Pages: 3
Julie Smith, County Clerk - Potter County, TX



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

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

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

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

SUBSTITUTE TRUSTEES

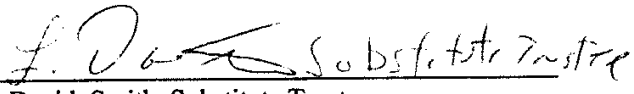
**NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED
SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR
PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:**

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

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

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

Dated this 4th day of June, 2025.



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

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, That certain Deed of Trust (the "Deed of Trust") dated October 23, 2020 from Aylin Hernandez ("Borrower"), as Grantor Dorothy Hayner, Trustee, filed for record on November 23, 2020, in Real Property Records of Potter County, Texas, more particularly described therein, which serves as security for a \$43,000 promissory note described therein (the "Note") executed by Borrower.

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

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, Centex Casas, LLC, the Owner and Holder of the Promissory Note has requested the undersigned to sell the real property described in the Deed of Trust to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on ~~Tuesday, July 1st, 2025~~ beginning at 9 o'clock am, or not later than 12:00 o'clock pm, the Substitute Trustee, will sell the following described real property, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, if any, at the Courthouse of Potter, Texas, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where nonjudicial foreclosure sales of real property are customarily and regularly held in Potter County, Texas, which real property is described as follows:

Legal Description: The East half of lot No. 12, Block No. 1, Amended plat of San Jacinto Heights, and addition to the city of Amarillo, Potter County, Texas. According to the recorded map or plat thereof, record in volume 53, page 226, of the deed records of Potter County, Texas, reference to which is here make for all purposes.

Commonly known as 2712 Line Ave, Amarillo, Potter County TX 79107

Together with all improvements on the property; all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights, and water stock; all fixtures attached to the property; and all personal property, if any described in and secured by the Deed of Trust.

The property to be sold is the same property described in said Deed of Trust, except as same may have been modified of record.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITTUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE OWNER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKES ANY REPRESENTATIONS OR WARRANTIES WITH THE RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATIONS WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

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Julie Smith, County Clerk - Potter County, TX

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

IN WITNESS WHEREOF, this instrument has been executed to be effective June 4, 2025

Property Address 2712 Line Ave, Amarillo, Potter County TX 79107

Justin Milam
Centex Casas, LLC

Acknowledgement

STATE OF Texas)
COUNTY OF Lampasas)

This instrument was acknowledged before me on June 4, 2025 by Justin Milam
for Centex Casas, LLC.

NOTARY SEAL:



L. Carmen Mejia
Notary Public, the State of Texas

After Recording, please send to:
Centex Casas, LLC
P.O. Box 1606
Lampasas, TX 76550

NOTICE OF TRUSTEE'S SALE
(BY SUBSTITUTE TRUSTEE)

WHEREAS, BY A WRAPAROUND DEED OF TRUST, (herein "Deed of Trust") dated July 1, 2022, executed by **Augustine Andrade**, individually as Grantor(s), conveyed to **Brett A. Schulte**, as Trustee, the property described to secure a Deed of Trust Note in the payment of a debt therein described; said Deed of Trust being recorded at Clerk's File No. 2022OPR0017113 of the Official Public Records as maintained by the County Clerk of Potter, County, Texas

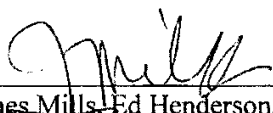
LEGAL DESCRIPTION: Lot 7, Block 53, of Glenwood Addition, an addition in the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 29, Page 109, of the Deed Records of Potter County, Texas.


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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the First (1st) day of July, 2025, between the hours of 10:00 a.m. and 4:00 p.m. the foreclosure sale will be conducted in Potter County, Texas, in the area of the Courthouse of said county designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioner's Court of said county, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The Trustee's Sale will begin no earlier than 10:00 a.m. and must be conducted within three hours of such starting time. Said sale shall be to the highest bidder for cash or cash equivalent, except that the owner and holder of the indebtedness may bid as a credit against that indebtedness.

EXECUTED on this 9 day of June 2025..


James Mills, Ed Henderson, Andrew Mills-
Middlebrook, Andrew Mills, Susan Bowers,
George Hawthorne, Ed Henderson, Lesa
Scott, Shannon Hefk, Jonathan Bowers,
Glandeen Shenk, Linda Booth or Jeff Booth
any to act, as Successor Substitute Trustee,
under and by virtue of said Deed of Trust.

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Julie Smith, County Clerk - Potter County, TX


Questions should be directed to: Foreclosure Department
(512)340-0331

NOTICE OF SUBSTITUTE TRUSTEE SALE

DEED OF TRUST DATE: May 1, 2023	GRANTOR/MORTGAGOR: Nathaniel B. Wade A SINGLE MAN
Original Beneficiary/Mortgagee: Front source Property Solutions Amarillo LLc.	Current Beneficiary/Mortgagee: Front source Property Solutions Amarillo LLc.
Recorded in: Volume: 500 Page: 11 Instrument No: 2023OPR0005438,	Property County: Potter County, Texas
Mortgage Servicer: Front source Property Solutions Amarillo LLc.	Mortgage Servicer Address: 319 Valley Ave. Amarillo, TX 79108
Date of Sale: 7/1/2025	Earliest time sale will Begin: 10A.m

Legal Description:

Lot 17, Block 69, Corrected Plat of Wolflin Park Unit No.5, an addition to the City of Amarillo Potter County, Texas,
According to the map or plat thereof, recorded in Volume
500, Page 11, of the Deed Records of Potter County, Texas. (2207 SW. 22nd. Amarillo, Texas 79109)

The Deed of Trust and Section 51.0075 of the Texas Property Code allow Mortgage to remove the Trustee and appoint a Substitute Trustee. Mortgage removes the the present Trustee and appoints Substitute Trustee as Trustee under the Deed of Trust. Mortgage directs Substitute Trustee to Foreclose on the lien of the Deed of Trust in accordance with its terms and the laws of the State of Texas

The substitute Trustee will sell the property by public Auction to the highest bidder for cash at the place specified. The sale will begin at the earliest time stated above or within 3 hours time. The property will be sold 'as-is" without any express or implied warranties, except as to warranties of Title, and at the purchaser's own risk, pursuant to the terms of *TEX. PROP. CODE*{51.001 AND 51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS THIS NOTICE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGE OR MORTGAGE SERVICER.

NOTICE PURSUANT TO TEX. PROP. CODE}{ 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS IMMEDIATELY.

Dated: 6-10-2025

Chad Ferrell

Chad Ferrell member/partner; Front source Property Solutions Amarillo LLc

Printed Name

Chad Ferrell

Date: 6-10-2025