

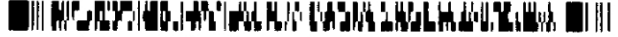
THE FOLLOWING
“NOTICE OF TRUSTEE’S SALE”
WERE SCANNED AND PLACED ON THE WEBSITE BY THE
POTTER COUNTY CLERK ON:
[March 16th, 2023](#)
IF A WITHDRAWAL OF THE NOTICE OF TRUSTEE’S SALE HAS BEEN
RECEIVED, THE WITHDRAWL NOTICE
WILL NOT
BE REFLECTED ON THE WEBSITE.

JULIE SMITH, COUNTY CLERK
POTTER COUNTY, TEXAS

Instrument Number	Recording Date	Grantor	Grantee
2023NOTS0004	1/12/2023	HECK SHANNON TRUSTEE	LUU THAO THI
2023NOTS0005	1/12/2023	HECK SHANNON TRUSTEE	MCCOY KEN,MCCOY SHEILA
2023NOTS0012	1/19/2023	BAZALDUA JOSE A TRUSTEE	BROWN KENNETH T ,BROWN ALEXIA E
2023NOTS0013	1/26/2023	MARINOSCI LAW GROUP PC	BECKETT TERESA J,BECKETT JOHNATHAN L
2023NOTS0014	1/26/2023	SAUCEDO ISRAEL TRUSTEE	JOHNSON LISA R ,JOHNSON DANNY L
2023NOTS0017	2/2/2023	BAZALDUS JOSE A TRUSTEE	CORBIN STEVEN W,CORBIN JACKIE B
2023NOTS0018	2/2/2023	BAZALDUS JOSE A TRUSTEE	KING DONNIE
2023NOTS0030	2/13/2023	SAUCEDO ISRAEL TRUSTEE	FLORES DANIEL
2023NOTS0031	2/13/2023	SAUCEDO ISRAEL TRUSTEE	PERKY MATTHEW
2023NOTS0035	2/16/2023	BAZALDUA JOSE A TRUSTEE	MYINT SAN SAN,LATT KO
2023NOTS0037	2/23/2023	BAZALDUA JOSE A TRUSTEE	FERNANDEZ ROBERT ,FERNANDEZ MARTHA A
2023NOTS0038	2/24/2023	HOEFKER PAUL A TRUSTEE	WAY LAW,VAONGNARTATH SOMBOUM
2023NOTS0039	2/27/2023	BAZALDUA JOSE A TRUSTEE	TOBIAS JACOB,TOBIAS REBECCA
2023NOTS0040	3/2/2023	HECK SHANNON TRUSTEE	BUTLER RICHARD A
2023NOTS0041	3/2/2023	HECK SHANNON TRUSTEE	RUSK JEREMY WYETT,RUSK KIMBERLIE S
2023NOTS0044	3/8/2023	BASS BRYAN TRUSTEE	BASS LAND CAPITAL LLC ,DAN KEV LLC
2023NOTS0045	3/9/2023	KING SUZIE TRUSTEE	VELETA SALVADOR GONZALEZ
2023NOTS0049	3/13/2023	WADE W J JR TRUSTEE	FZA NOTE BUYERS LLC
2023NOTS0050	3/14/2023	HECK SHANNON TRUSTEE	BRADSHAW LADELL,BADSHAW JAMES M
2023NOTS0052	3/14/2023	SAAVEDRA JONATHAN TRUSTEE	PEACE SETH M ,PEACE KRISTY R
2023NOTS0053	3/14/2023	MCLAIN MINDI L TRUSTEE	SCHOTT JOHN F ,SCHOTT PATRICIA L
2023NOTS0054	3/14/2023	MCLAIN MINDI L TRUSTEE	REEVES JOSEPH ANTHONY ,SALDANA ADAM

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 22-27908

2023NOTS0004 NOTTS
01/12/2023 10:46 AM Total Pages: 2
Julie Smith, County Clerk - Potter County, TX



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 4/19/2010, Thao Thi Luu, a single woman, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of John R. Douglass, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for, First Mortgage Home Lending, LLC which is organized and existing under the laws of the State of Texas, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$80,382.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for, First Mortgage Home Lending, LLC which is organized and existing under the laws of the State of Texas, which Deed of Trust is Recorded on 4/22/2010 as Volume 01172157, Book 4210, Page 431, Loan MOd Rerecorded on 03/17/2022 as Instrument No. 2022OPR0003763 in Potter County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

Lot 1, Block 1, Rigdon Subdivision Unit No. 1, a Subdivision of 16.22 Acres in Section 9, Block 9, B S. & F. Survey, Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 1200, Page 166 of the Deed Records of Potter County, Texas.

Commonly known as: **1120 S AVONDALE STREET AMARILLO, TX 79106**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Gabrielle Carrier, Dustin George** 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 Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **BankUnited N.A.**, which is the mortgagee of the Note and Deed of Trust or mortgage and 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. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **4/4/2023 at 10:00 AM**, or no later than three (3) hours after such time, in **Potter** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place 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: **At the steps on the west side of the Potter County Courthouse located at 500 S. Fillmore, Amarillo, TX or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**



4770785

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, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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 Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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

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

WITNESS, my hand this 1/10/2023

WITNESS, my hand this 1-12-23

Monica Sandoval
By: Monica Sandoval, Trustee Sale Specialist,
Team Lead
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

Shannon Heck
By: Substitute Trustee(s)
Shannon Heck, Ronnie Heck, Jose A. Bazaldua,
Gabrielle Carrier
C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 22-27768

2023NOTS0005 NOTTS
01/12/2023 10:46 AM Total Pages: 2
Julie Smith, County Clerk - Potter County, TX



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 2/26/2001, KEN MCCOY AND WIFE SHEILA MCCOY, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Dennis P. Schwartz, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for Central Pacific Mortgage Company, a California Corporation, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$60,521.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for Central Pacific Mortgage Company, a California Corporation, which Deed of Trust is Recorded on 2/28/2001 as Volume 943768, Book 3042, Page 169, Loan Mod Rerecorded on 04/15/2015 as Instrument No. 1272704 in Potter County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit:

Lot 15, in Block 38, of Eastridge Unit No. 22, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof of record in Volume 900, Page 237, Deed Records of Potter County, Texas.

Commonly known as: **1603 IRIS STREET AMARILLO, TX 79107**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Gabrielle Carrier, Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Gabrielle Carrier**, **Dustin George** 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 Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **BankUnited N.A.**, which is the mortgagee of the Note and Deed of Trust or mortgage and 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. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **4/4/2023 at 10:00 AM**, or no later than three (3) hours after such time, in **Potter County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place 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: **At the steps on the west side of the Potter County Courthouse located at 500 S. Fillmore, Amarillo, TX or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgageors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.



4770719

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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 Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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

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

WITNESS, my hand this 1/10/2023

WITNESS, my hand this 1-12-23

Monica Sandoval

By: Monica Sandoval, Trustee Sale Specialist,
Team Lead
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

Shannon Heck

By: Substitute Trustee(s)
Shannon Heck, Ronnie Heck, Jose A. Bazaldua,
Gabrielle Carrier, Shannon Heck, Ronnie Heck,
Jose A. Bazaldua, Gabrielle Carrier
C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
2/2/2018

Grantor(s)/Mortgagor(s):
KENNETH T BROWN AND SPOUSE ALEXIA E. BROWN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR HERRING BANK, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
U.S. BANK NATIONAL ASSOCIATION

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2018OPR0001521

Property County:
POTTER

Mortgage Servicer:
U.S. Bank National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
4801 Frederica Street,
Owensboro, KY 42301

Legal Description: LOT NO. 4 OF THE H.H. WALLACE SUBDIVISION OF BLOCK 222 OF THE PLEMONS ADDITION, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED PLAT THEREOF, OF RECORD IN VOLUME 23, PAGE 3 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

Date of Sale: 4/4/2023

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

Place of Sale of Property: 900 S. Polk St., Amarillo, Potter, TX, 79101 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

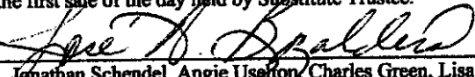
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

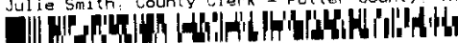
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.


Jonathan Schendel, Angie Usatton, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Kristopher Hohub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Auction.com, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Antonio Bazaldua, Jose A. Bazaldua, Susan Bowers
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-22-95847-POS
Loan Type: FHA

2023NOTS0012 NOTTS
01/19/2023 12:14 PM Total Pages: 1
Julie Smith, County Clerk - Potter County, TX


2023NOTS0013 NOTTS
01/26/2023 10:56 AM Total Pages: 2
Julie Smith, County Clerk - Potter County, TX

Our Case No. 22-07447-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS
COUNTY OF POTTER

Deed of Trust Date:
March 15, 2022

Property address:
6210 HANSON RD
AMARILLO, TX 79106

Grantor(s)/Mortgagor(s):
TERESA J BECKETT AND JOHNATHAN L BECKETT,
WIFE AND HUSBAND

LEGAL DESCRIPTION: THE WESTERLY 4 FEET OF LOT 5, AS MEASURED AT NIGHT ANGLES WITH THE COMMON LINE OF LOTS 5 AND 6, AND ALL OF LOT 6, SAVE AND EXCEPT THEREFROM THE WESTERLY 4 FEET THEREOF, AS MEASURED AT RIGHT ANGLES WITH THE COMMON LINE OF LOTS 6 AND 7, BLOCK 10, UNIT NO. 2 OF BELMAR ADDITION, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 695, PAGE 291, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

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

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
AMERIHOM MORTGAGE COMPANY, LLC

Date of Sale: APRIL 4, 2023

Property County: POTTER

Original Trustee: MEW AEL GHEBREMICHAEL

Recorded on: March 16, 2022
As Clerk's File No.: 2022OPR0003681
Mortgage Servicer:
AMERIHOM MORTGAGE COMPANY, LLC

Substitute Trustee:
Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Gabrielle
Carrier, Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, PC
14643 Dallas Parkway, suite 750
Dallas, TX 75254
(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 Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Gabrielle Carrier, 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



4771725

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **APRIL 4, 2023** 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 On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court 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.

AMERIHOM MORTGAGE COMPANY, 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, January 18, 2023

MARINOSCI LAW GROUP, PC

By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Kristina Richardson the undersigned officer, on this, the 18 day of January 2023, 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)

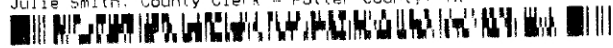
[Signature]
Notary Public for the State of TEXAS

My Commission Expires: 7-19-2026
Kristina Richardson
Printed Name and Notary Public



Grantor: AMERIHOM MORTGAGE COMPANY, LLC
425 PHILLIPS BOULEVARD
EWING, NJ 08618
Our File No. 22-07447

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254



4411 SW 3RD AVE
AMARILLO, TX 79106

0000009710393

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: April 04, 2023

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 August 19, 2016 and recorded in Document CLERK'S FILE NO. 1298248; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO'S. 2020OPR0007513 & 2022OPR0005391 real property records of POTTER County, Texas, with LISA R. JOHNSON AND SPOUSE, DANNY L. JOHNSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LISA R. JOHNSON AND SPOUSE, DANNY L. JOHNSON, securing the payment of the indebtednesses in the original principal amount of \$271,982.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077



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, SHAWN SCHILLER, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, JOSHUA SANDERS, MATTHEW HANSEN, ALEENA LITTON, AUCTION.COM, BOBBY FLETCHER, DAVID RAY, BRUCE MILLER, ISRAEL CURTIS, 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 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 01-26-2023 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: Jose Bazaldua

Date: 01-26-2023

4411 SW 3RD AVE
AMARILLO, TX 79106

0000009710393

0000009710393

POTTER

EXHIBIT "A"

LOT NO. 2 AND THE WEST ONE-HALF (W 1/2) OF LOT NO. 3, BLOCK NO. 3, WEST HILLS, AN ADDITION TO THE CITY OF AMARILLO IN 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 SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
4/21/2015

Grantor(s)/Mortgagor(s):
STEVEN W CORBIN AND JACKIE B CORBIN,
HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
NewRez LLC d/b/a Shellpoint Mortgage Servicing

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR TOWN
SQUARE MORTGAGE AND INVESTMENTS INC. DBA
TOWN SQUARE FINANCIAL, A GEORGIA
CORPORATION, ITS SUCCESSORS AND ASSIGNS

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 1273264

Property County:
POTTER

Mortgage Servicer:
NewRez LLC, f/k/a New Penn Financial, LLC d/b/a Shellpoint
Mortgage Servicing is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
75 Beattie Place, SUITE 300,
GREENVILLE, SC 29601

Legal Description: THE SOUTH 33.5 FEET OF LOT 2 AND THE NORTH 27 FEET OF LOT 3 IN BLOCK 1, OWNERS
SUBDIVISION OF TRACTS 11 THROUGH 20 AND THE S/2 OF TRACT 21 ALL IN BLOCK 3, MARY GOULD ACRES A
SUBDIVISION OF THE EAST PART OF SECTION 26, BLOCK 9 BS&F SURVEY POTTER COUNTY TEXAS, AN
ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN VOLUME 500, PAGE 463, OF THE DEED RECORDS RECORDS OF POTTER COUNTY,
TEXAS.

Date of Sale: 4/4/2023

Earliest Time Sale Will Begin: 10:00AM

Place of Sale of Property: 11TH FLOOR AUDITORIUM, SANTA FE BUILDING LOCATED AT 9TH & POLK,
AMARILLO, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA
DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY
CODE.

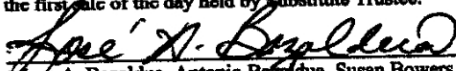
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

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.



Jose A. Bazaldúa, Antonio Bazaldúa, Susan Bowers
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-22-92783-POS
Loan Type: FHA

2023NOTS0017 NOTTS
02/02/2023 12:06 PM Total Pages: 1
Julie Smith, County Clerk - Potter County, TX





20-025123

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: January 20, 2004	Original Mortgagor/Grantor: DONNIE KING
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION
Recorded in: Volume: 3424 Page: 249 Instrument No: 01016482	Property County: POTTER
Mortgage Servicer: SELENE FINANCE LP	Mortgage Servicer's Address: 9990 RICHMOND AVENUE, SUITE 400 SOUTH, HOUSTON, TX 77042

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

Secures: Note in the original principal amount of \$33,360.00, executed by DONNIE KING and payable to the order of Lender.

Property Address/Mailing Address: 4027 NE 26TH AVE, AMARILLO, TX 79107

Legal Description of Property to be Sold: LOT 27, BLOCK 7 OF MESA VERDE ADDITION UNIT NO. 2, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 695, PAGE 319 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS..

Date of Sale: April 4, 2023	Earliest time Sale will begin: 10:00 AM
------------------------------------	------------------------------------------------

Place of sale of Property: Santa Fe Building, 900 S. Polk Street, Amarillo, TX 79101

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION, the owner and holder of the Note, has requested Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Auction.com, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck whose address is 1 Mauchly



Irvine, CA 92618 OR Jose A. Bazaldua or Antonio Bazaldua or Susan Bowers whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Auction.com, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck whose address is 1 Mauchly Irvine, CA 92618 OR Jose A. Bazaldua or Antonio Bazaldua or Susan Bowers whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Auction.com, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck whose address is 1 Mauchly Irvine, CA 92618 OR Jose A. Bazaldua or Antonio Bazaldua or Susan Bowers whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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


SUBSTITUTE TRUSTEE

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

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112



410 S PHILADELPHIA STREET
AMARILLO, TX 79104

0000009655242

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: April 04, 2023

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 13, 2002 and recorded in Document VOLUME 3252, PAGE 105; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO'S. 1236052 & 2022OPR0001479 real property records of POTTER County, Texas, with DANIEL FLORES AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DANIEL FLORES AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$42,827.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, 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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
7105 CORPORATE DRIVE
PLANO, TX 75024



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, SHAWN SCHILLER, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, JOSHUA SANDERS, MATTHEW HANSEN, ALEENA LITTON, AUCTION.COM, BOBBY FLETCHER, DAVID RAY, BRUCE MILLER, ISRAEL CURTIS, 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 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 02-13-2023 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: Jose Bazaldua

Date: 02-13-2023

410 S PHILADELPHIA STREET
AMARILLO, TX 79104

0000009655242

0000009655242

POTTER



LOT 6, BLOCK 8 OF DENVER HEIGHTS ADDITION, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 29, PAGE 101 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.



427 TAMMY AVE
AMARILLO, TX 79108

0000009714650

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: April 04, 2023

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 05, 2004 and recorded in Document VOLUME 3535, PAGE 420 real property records of POTTER County, Texas, with MATTHEW PERKY, JOINED HEREIN PRO FORMA BY HIS WIFE, ANDREA PERKY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MATTHEW PERKY, JOINED HEREIN PRO FORMA BY HIS WIFE, ANDREA PERKY, securing the payment of the indebtednesses in the original principal amount of \$113,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2004-28CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-28CB 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 F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PLACE
MAILSTOP 015
GREENVILLE, SC 29601




427 TAMMY AVE
AMARILLO, TX 79108

0000009714650

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 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 02-13-2023 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: Jose BAZALDUA

Date: 02-13-2023

427 TAMMY AVE
AMARILLO, TX 79108

0000009714650

0000009714650

POTTER



LOT NO. 19, BLOCK NO. 1, CHAPARRAL ACRES UNIT NO.1, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, OF RECORD IN VOLUME 900, PAGE 371, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

22-051099

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: March 27, 2015	Original Mortgagor/Grantor: SAN SAN MYINT AND KO LATT
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMARILLO NATIONAL BANK., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK NATIONAL ASSOCIATION
Recorded in: Volume: N/A Page: N/A Instrument No: 1271873	Property County: POTTER
Mortgage Servicer: U.S. Bank National Association	Mortgage Servicer's Address: 4801 Frederica Street Owensboro KY 42301

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

Secures: Note in the original principal amount of \$58,569.00, executed by SAN SAN MYINT and payable to the order of Lender.

Property Address/Mailing Address: 1416 N. WOODLAND STREET, AMARILLO, TX 79107

Legal Description of Property to be Sold: LOT 3, BLOCK 8, OF FOREST HILL TERRACE, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 139, PAGE 539 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

Date of Sale: April 04, 2023	Earliest time Sale will begin: 10:00 AM
-------------------------------------	------------------------------------------------

Place of sale of Property: Santa Fe Building, 900 S. Polk Street, Amarillo, TX 79101 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, U.S. BANK NATIONAL ASSOCIATION, the owner and holder of the Note, has requested Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Auction.com, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck whose address is 1 Mauchly Irvine, CA 92618 OR Jose A. Bazaldua or Antonio Bazaldua or Susan Bowers whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s)

2023NOTS0035 NOTTS
02/16/2023 10:46 AM Total Pages: 2
Julie Smith, County Clerk - Potter County, TX



has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Auction.com, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck whose address is 1 Mauchly Irvine, CA 92618 OR Jose A. Bazaldua or Antonio Bazaldua or Susan Bowers whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Auction.com, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck whose address is 1 Mauchly Irvine, CA 92618 OR Jose A. Bazaldua or Antonio Bazaldua or Susan Bowers whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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


SUBSTITUTE TRUSTEE

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

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112

SELECT PORTFOLIO SERVICING, INC. (SPS)
FERNANDEZ, ROBERT AND MARTHA A.
1104 NORTH BUCHANAN, AMARILLO, TX 79107

CONVENTIONAL
Firm File Number: 15-021089

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 1, 2007, ROBERT FERNANDEZ AND MARTHA A. FERNANDEZ, HUSBAND AND WIFE, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to DAVID L. PRITCHARD, as Trustee, the Real Estate hereinafter described, to AMERICAN GENERAL FINANCIAL SERVICES, INC. in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of POTTER COUNTY, TX and is recorded under Clerk's File/Instrument Number 01113525 Volume 3928, Page 753, to which reference is herein made for all purposes.

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

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Texas Home Equity Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , Tuesday, April 4, 2023 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in POTTER COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

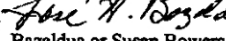
Said Real Estate is described as follows: In the County of Potter, State of Texas:

LOT NO. 9, BLOCK NO. 37, TARTER ADDITION, AN ADDITION TO THE CITY OF AMARILLO, IN POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, OF RECORD IN VOLUME 16, PAGE 629, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

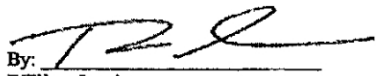
Property Address: 1104 NORTH BUCHANAN
AMARILLO, TX 79107
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: ONEMAIN FINANCIAL SERVICES, INC.
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119

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

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

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

WITNESS MY HAND this day February 16, 2023.

By: 
William Jennings
Texas Bar# 24127205
H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104
wjennings@logs.com

2023NOTS0037 NOTIS
02/23/2023 12:56 PM Total Pages: 2
Julie Smith, County Clerk - Potter County, TX

gburks@logs.com
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for OneMain Financial Services, Inc.

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

2023NOTS0038
02/24/2023 11:09 AM
Julie Smith, County Clerk - Potter County, TX
NOTTS
Total Pages: 2

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 108178-TX

Date: February 23, 2023

County where Real Property is Located: Potter

ORIGINAL MORTGAGOR: LAW WAY AND HUSBAND, SOMBOUM VONGNARATH
ORIGINAL MORTGAGEE: AMARILLO NATIONAL BANK, A NATIONAL BANKING ASSOCIATION
CURRENT MORTGAGEE: PennyMac Loan Services, LLC
MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 8/1/2008, RECORDING INFORMATION: Recorded on 8/5/2008, as Instrument No. 01133250 in Book 4023 Page 677 Loan Modification recorded on 06/23/2022 in Instrument Number 2022OPR0008863

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT NO. 14, BLOCK NO. 35, EASTRIDGE UNIT NO. 4, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, OF RECORD IN VOLUME 500, PAGE 451, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 4/4/2023, the foreclosure sale will be conducted in Potter County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

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

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is



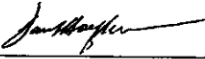
4775570

Matter No.: 108178-TX

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, PAUL A. HOEFKER, ROBERT L. NEGRIN** 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, 701 N. Post Oak Road, Suite 205, Houston, TX 77024, Phone: (713) 293-3618.

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: 
Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
866-931-0036



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

POTTER County

Deed of Trust Dated: October 12, 2016

Amount: \$95,243.00

Grantor(s): JACOB TOBIAS and REBECCA TOBIAS

Original Mortgagee: RIGHT START MORTGAGE INC, A CALIFORNIA CORPORATION

Current Mortgagee: RIGHT START MORTGAGE INC.

Mortgagee Address: RIGHT START MORTGAGE INC., 1 CORPORATE DRIVE, SUITE 360, LAKE ZURICH, IL 60047

Recording Information: Document No. 1300944

Legal Description: LOT 11, BLOCK 7, U ANCHOR SUBDIVISION, AN ADDITION TO THE CITY OF AMARILLIO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 151, PAGE 531 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS

Date of Sale: April 4, 2023 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

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

JONATHAN SCHENDEL OR ANGIE USELTON, DAVID RAY, SHANNON HECK, RONNIE HECK, ANTONIO BAZALDUA, SUSAN BOWERS, SHAWN SCHILLER, PATRICK ZWIERS, CHARLES GREEN, CONLEY HOLUB, DANA KAMIN, JOSHUA SANDERS, MATTHEW HANSEN, ALEENA LITTON, BOBBY FLETCHER, DAVID RAY, BRUCE MILLER, GABRIELLE CARRIER, ISRAEL CURTIS OR JOSE A. BAZALDUA have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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

Anthony Abao Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-006172

Printed Name: Jose A. Bazaldua

c/o ServiceLink Auction * Powered by Hudson & Marshall, LLC
3220 El Camino Real 1st Floor
Irvine, CA 92602



2815 Ridgemere, Amarillo, TX 79107

22-006682

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: 04/04/2023

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 November 16, 2010 and recorded in the real property records of Potter County, TX and is recorded under Clerk's Document No. 01185164, Book 4273, Page 225 with Richard A. Butler (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for First Mortgage Home Lending, LLC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Richard A. Butler, securing the payment of the indebtedness in the original amount of \$66,050.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Nationstar Mortgage LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT NO. THIRTY (30), BLOCK NO. EIGHT (8), OF RIDGEMERE ADDITION, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, OF RECORD IN VOLUME 139, PAGE 451 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.



4776088

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. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Nationstar Mortgage LLC
8950 Cypress Waters Blvd
Coppell, TX 75019

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 Philip Traynor Esq OR Shannon Heck, Ronnie Heck, Jose A. Bazaldua whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR COVIUS HOLDINGS, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

2/28/2023

Executed on



James E. Albertelli, P.A.
Philip Traynor, Esq.
Gabrielle A. Davis, Esq.
Larissa Brito de Senna, Esq.
2201 W. Royal Ln, Suite 200
Irving, TX 75063

2-2-23

Executed on



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

C&M No. 44-22-1466/ FILE NOS

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., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 31, 2017 and recorded under Clerk's File No. 2017OPR0011431, in the real property records of POTTER County Texas, with Jeremy Wyatt Rusk and Kimberlie S. Rusk, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for iFreedom Direct Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jeremy Wyatt Rusk and Kimberlie S. Rusk, husband and wife securing payment of the indebtedness in the original principal amount of \$59,000.00 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 Jeremy Wyatt Rusk. Wintrust Mortgage, a division of Barrington Bank & Trust Co., N.A. 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. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

Legal Description:

LOT NO. 5, BLOCK NO. 63, AMENDED PLAT OF SAN JACINTO HEIGHTS, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 53, PAGE 226, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 04/04/2023

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.**

44-22-1466
POTTER



4775981

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, Susan Bowers, Antonio Bazaldua, Gabrielle Carrier, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Auction, 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.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on The 28th day of February, 2023.

/s/ Olufunmilola Oyekan, SBOT 24084552, Attorney
at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: Shannon Heck

Printed Name: _____

C&M No. 44-22-1466


NOTICE OF TRUSTEE'S SALE

Date of Notice: March 1st, 2023

Trustee: Bryan Bass

Trustees' Addresses:

Bryan Bass
6504 Tom Stock St 24B
Fort Worth, Texas 76116

2023NOTS0044 NOTTS
03/08/2023 03:08 PM Total Pages: 3
Julie Smith, County Clerk - Potter County, TX


Lender: Bass Land Capital, LLC, a Texas limited liability company
and DanKev, LLC, a Texas limited liability company
6504 Tom Stock St 24B
Fort Worth, Texas 76116

Holder: Bass Land Capital, LLC, a Texas limited liability company
and DanKev, LLC a Texas limited liability company
6504 Tom Stock St 24B
Fort Worth, Texas 76116

Note: That certain Promissory Note Title dated July 19th, 2022,
from Brandon Holt, as borrower, to Lender, as lender, in the
original principal amount of \$107,657.94

Deed of Trust:

Date: Effective as of July 19th, 2022

Grantor: Brandon Holt

Lender: Bass Land Capital, LLC, a Texas limited liability company
And DanKev, LLC, a Texas limited liability company

Holder: Bass Land Capital, LLC, a Texas limited liability company
And DanKev, LLC, a Texas limited liability company

Recording Information: File # 2022OPR0012344 Potter County, TX

Property: **21.98 acres out of Section 56, Block 5, G & M Survey,
Tract 90, Valle De Oro Unit 4, Potter County, Texas**

County: Potter County, Texas

Date of Sale (first Tuesday of the month): April 4th, 2023

Time of Sale: 10:00 a.m. or 1:00 p.m.


Place of Sale: Potter County Courthouse, 500 S Filmore St Amarillo, TX
79101

Bryan Bass (individually, a "Trustee") has been appointed by Holder as a Trustee under the Deed of Trust. Holder has instructed them as Trustee or as an individual Trustee, whichever the case may be, to offer the Property for sale toward satisfaction of said Note.

Notice is given that on the Date of Sale, a Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three (3) hours thereafter.

NOTICE IS FURTHER GIVEN that, except to the extent that the Trustee(s) may bind and obligate the mortgagor(s) to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made "AS IS" "WHERE IS" without any representations or warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 of the Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.



Bryan Bass, Trustee

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

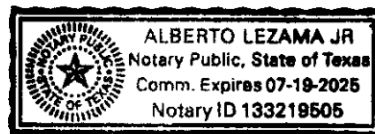
This instrument was acknowledged before me on this 1st day of March, 2023, by Bryan Bass, Trustee, in such capacity.



NOTARY PUBLIC, STATE OF TEXAS

AFTER FILING RETURN TO:

Bass Land Capital, LLC
6504 Tom Stock St 24B
Fort Worth, Texas 76116



2023NOTS0045 NOTTS
03/09/2023 11:00 am Total Pages: 8
Julie Smith, County Clerk - Potter County, TX

NOTICE OF TRUSTEE'S SALE

DATE: March 9, 2023

DEED OF TRUST:

Date: November 16, 2009

Grantor: Salvador Gonzalez Veleta

Trustee: Suzie King

Trustee's Mailing Address: 117 Parker Street, Amarillo TX 79106

Beneficiary: Hal O. Collier, Trustee, for the benefit of Financial 492 Trust

County Where Property Is Located: Potter

Recording Information: recorded on Nov. 25, 2009 in Volume 4170 Pages 546 - 549 in the Official Public Records of Potter County, Texas.

Property Description: Lot 4, Block 2, Witherspoon Addition, an Addition to the City of Amarillo, Potter County, Texas

NOTE:

Date: November 5, 2009

Amount: \$83,512.00

Debtor: Salvador Gonzalez Veleta

Holder: Hal O. Collier, Trustee


Date of Sale of Property (first Tuesday of month): April 4, 2023

Time of Sale of Property: 10:00 a.m. or as soon as practical thereafter

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

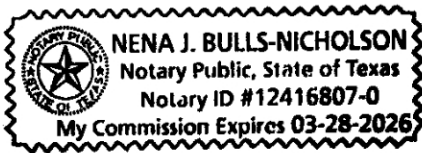
Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust. Because of that default, the owner and Holder of the Note and Beneficiary under the Deed of Trust has requested Trustee to sell the Property.

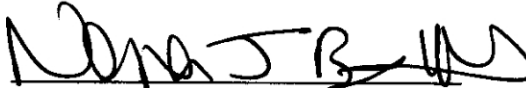
Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Trustee will sell the Property "AS IS" by public sale to the highest bidder for cash in accordance with the Deed of Trust.


Suzie King, Trustee

STATE OF TEXAS §
 §
COUNTY OF POTTER §

This instrument was acknowledged before me on the 9 day of March, 2023, by Suzie King as Trustee.




Notary Public, State of Texas

After recording, return to:
Hal O. Collier
1379 Avenida De Aprisa
Camarillo CA 93010

Suzie King, Trustee
117 Parker Street
Amarillo TX 79106

March 9, 2023

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
AND VIA U.S. MAIL

Salvador Gonzalez Veleta
1405 S. Hayden St.
Amarillo, Texas 79102

Re: Indebtedness evidenced by Promissory Note dated November 5, 2009, in the original principal sum of \$83,512.00, ("Indebtedness") executed by Salvador Gonzalez Veleta, payable to Financial 492 Trust ("Creditor"), secured by a Deed of Trust covering the property legally described as: Lot 4, Block 2, Witherspoon Addition, an Addition to the City of Amarillo, Potter County, Texas, (the "Property") from Salvador Gonzalez Veleta to Suzie King, Trustee, for the benefit of Financial 492 Trust, and recorded in Volume 4170, Pages 546 – 549 of the Official Public Records of Potter County, Texas.

Dear Mr. Veleta:

As you are aware, because of your failure to cure your defaults under the Note and Deed of Trust as set forth in the Noteholder's letter to you dated February 9, 2023, the Noteholder will proceed with foreclosure of the Property covered by the Deed of Trust. Demand for immediate payment of the Indebtedness, including the entire unpaid principal balance of the Note and accrued interest thereon, together with attorneys' fees and collection expenses, is hereby made.

THIS LETTER IS FORMAL NOTICE TO YOU THAT THE MATURITY OF THE NOTE TO NOTEHOLDER HAS BEEN ACCELERATED. THIS LETTER IS ALSO FORMAL NOTICE TO YOU THAT NOTEHOLDER WILL PROCEED WITH FORECLOSURE OF THE PROPERTY COVERED BY THE DEED OF TRUST.

Noteholder has instructed Trustee to sell the Property described in the Deed of Trust at a non-judicial foreclosure sale (the "Foreclosure Sale"). A copy of the Notice of Trustee's Sale (the "Notice") specifying the date, time, place, and terms of the Foreclosure Sale

is enclosed with this letter. If all amounts due and owing have not been paid prior to the Foreclosure Sale, the Trustee will conduct the Foreclosure Sale on the date and time and place specified in the Notice, as authorized by and in accordance with the provisions of the Deed of Trust and applicable law.

- If any party who receives this letter is a debtor in a bankruptcy proceeding subject to the provisions of the United States Bankruptcy Code (Title 11 of the United States Code) (the "Code"), this letter is merely intended to be written notice of the Foreclosure Sale in compliance with the Deed of Trust and applicable law. This letter is not an act to collect, assess or recover a claim against that party, nor is this letter intended to violate any provision of the Code. Any and all claims that Noteholder asserts against that party will be properly asserted in compliance with the Code in the bankruptcy proceeding.

If the proceeds of the Foreclosure Sale are insufficient to repay the Indebtedness, then, except to the extent that any party's liability is expressly limited by written contract or applicable law, including the Code, each person and entity obligated to repay the Indebtedness will be jointly and severally liable for the deficiency.

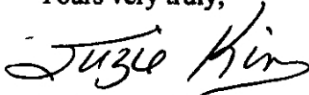
Nothing in this letter is intended to waive any default or event of default, waive any rights, remedies, or recourses available to Noteholder, or be an election of remedies resulting from any default that may exist with respect to the Note and/or Deed of Trust.

You are hereby advised that negotiations, if any, between you and Noteholder (or its agents) shall not constitute a waiver of Note holder's right to exercise its rights and remedies under the Note and Deed of Trust or otherwise at law or in equity, including, without limitation, those described in this letter. Any such waiver shall not be effective unless set forth in writing, duly executed by Noteholder. You shall not be entitled to rely upon any verbal statements made or purported to be made by or on behalf of Noteholder in connection with any alleged agreement by or on behalf of Noteholder to refrain from exercising any of its rights under the Note and Deed of Trust or otherwise at law or in equity.

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.

**THE UNDERSIGNED IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO
COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR
THAT PURPOSE.**

Yours very truly,

A handwritten signature in cursive script that reads "Suzie King". The signature is written in black ink and is positioned above the printed name.

Suzie King, Trustee

Encl:

Fair Debt Collection Notice

Notice of Trustee's Sale

Statement of Balance Due

FAIR DEBT COLLECTION PRACTICES ACT NOTICE

Pursuant to the Fair Debt Collection Practices Act, 15 U.S.C. Sections 1601, et seq., we are providing you with the following notice in connection with the collection of all indebtedness and obligations evidenced by or securing payment of the note described in the letter accompanying this notice (the "Debt"):

Unless you dispute the validity of all or any portion of the Debt within thirty (30) days after receipt of this notice, we will assume that the Debt is valid. The amount of the Debt and the name of the creditor to whom the Debt is owed (the "Lender") are stated in the letter accompanying this notice. If you do notify us in writing within the thirty-day period that all or any portion of the Debt is disputed, we will mail you verification of the Debt or a copy of a judgment against you (if the Debt has been rendered to a judgment). In addition, upon your written request within the thirty-day period, we will provide you with the name and address of the original creditor, if different from Lender. One purpose of this communication is to collect a debt and any information obtained will be used for that purpose.

FAIRDEBT.NOT



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: _____

Substitute Trustee: W. J. Wade, Jr.
2112 Indiana Ave.
Lubbock, Texas 79410

Lender: FZA Note Buyers, LLC, a Florida limited liability company
1560 Sawgrass Corporate Parkway, Suite 479
Sunrise, Florida 33323

Note:

Date: December 14, 2021
Maker: Roaring 20's Inc., A Texas corporation
Payee: FZA Note Buyers, LLC, a Florida limited liability company
Principal Amount: \$50,000.00

Deed of Trust:

Date: June 1, 2021
Grantor: Roaring 20's Inc., a Texas corporation
Beneficiary: FZA Note Buyers, LLC, a Florida limited liability company
Recording Information: Deed of Trust filed and recorded under Instrument No. 2021OPR0008539, on June 8, 2021 in the Official Public Records of Potter County, Texas;

Property (including any improvements):

A 12.91 acre tract of land out of Section 104, Block 2, AB&M Survey, Potter County, Texas, being further described by metes and bounds as follows:

Beginning at the Northwest corner of said Section 104; THENCE S. 0° 25' 35" W. along the West line of said Section 104, for a distance of 1073.17 feet;

THENCE S. 89° 46' 00" E. parallel to the North line of said Section 104, for a distance of 30.00 feet to the Northwest and BEGINNING CORNER of this tract of land, being in the present East right-of-way line of Eastern Street;

THENCE S. 89° 46' 00" E. parallel to the North line of said Section 104, for a distance of 1055.02 feet to a 3/8" rebar with a cap marked "RPLS 4664", found in the Northerly monumented right-of-way line of F.M. Highway 136, the Northeast corner of this tract of land;

THENCE S. 45° 01' 48" W. along the Northerly monumented right-of-line of F.M. Highway 136, for a distance of 1502.45 feet to a 3/8" rebar with a cap marked "RPLS 4664", found in the present East right-of-way line of said Eastern Street., being 30 feet East of the West line of said Section 104, the Southwest corner of this tract of land;

THENCE N. 0° 25' 35" E. along the East right-of-way line of said Eastern Street, being 30 feet East of the West line of said Section 104, a distance of 1066.16 feet to the POINT OF BEGINNING.

Less and except a Pipeline Fee simple Right-of-Way containing 0.75 acres, which is described by metes and bounds in that one certain Warranty Deed, dated April 27, 1955, which is Recorded in Volume 702, Page 539, of the Deed Records of Potter County, Texas, and which is also described in a Warranty Deed, dated April 1, 2000, recorded in Volume 2954, Page 839, of the Official Public Records of Potter County, Texas. The net acreage conveyed is 12.16 acres, more or less.

Personal Property Collateral included in this Sale: None.

County: Potter County

Date of Sale (first Tuesday of month): April 4, 2023

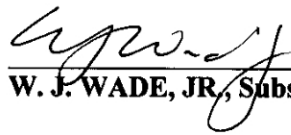
Time of Sale: 10:00 a.m.

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

Lender has appointed W. J. Wade, Jr. as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

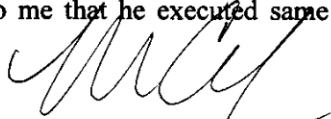
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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


W. J. WADE, JR., Substitute Trustee

THE STATE OF TEXAS
COUNTY OF LUBBOCK

BEFORE ME, the undersigned authority, on this 7th day of March, 2023 personally appeared W. J. WADE, JR., Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose therein expressed.




Notary's Printed Name: Melanie Calfin
My Commission Expires: October 1, 2023

92328.517.00

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: MARCH 10, 2023

NOTE: Adjustable Rate Note (Texas Home Equity Conversion), as renewed, modified, or extended, described as follows:

Date: October 12, 2007
Maker: Ladell Bradshaw & James M. Bradshaw
Payee: Countrywide Bank, FSB
Original Principal Amount: \$168,000

DEED OF TRUST: Adjustable Rate Deed of Trust (Texas Home Equity Conversion), described as follows:

Date: October 12, 2007
Grantor: Ladell Bradshaw & James M. Bradshaw
Trustee: G. Tommy Bastian
Beneficiary: Countrywide Bank, FSB
Recorded: Vol. 3929, Page 775 Real Property Records, POTTER County, Texas

LENDER: Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust VI-B

BORROWER: Ladell Bradshaw & James M. Bradshaw

PROPERTY: The real property described as follows:

Commonly known as: 1114 PARR ST., AMARILLO, TEXAS 79106

Legally described as: LOT 13, BLOCK A, STREET SUBDIVISION OF BLOCK 9 OF BARNES-HIGHLANDS, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 500, PAGE 251, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS, together with all buildings, structures, fixtures and improvements thereon and



92328.517.00

any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: SHANNON HECK, RONNIE HECK, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o 8080 Park Ln., Ste. 700
Dallas, Texas 75231

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

APRIL 4, 2023, the first Tuesday of the month, to commence at 10:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In POTTER County, Texas, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

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

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE

92328.517.00

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.

EXECUTED effective as of MARCH 10, 2023.

SUBSTITUTE TRUSTEE

Sign: Shannon Heck

Print: _____

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: March 14, 2023

PROMISSORY NOTE:

Date: December 28, 2020
Makers: Seth M. Peace and Kristy R. Peace
Payee: Roger Dennis Clouch
Principal Amount: \$220,000.00

DEED OF TRUST:

Date: December 28, 2020
Grantor: Seth M. Peace and Kristy R. Peace
Trustee: Kathleen Burian
Beneficiary: Roger Dennis Clouch
Recording Information: Recorded in/under Instrument No. 2021OPR0001472, Official Public Records of Potter County, Texas

LENDER: Roger Dennis Clouch

BORROWER: Seth M. Peace and Kristy R. Peace

PROPERTY: A tract of land out of Block 11, Bivins Estates, an Addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof of record in Volume 222, Page 435 of the Deed Records of Potter County, Texas, and being the same tract of land as described in that certain Warranty Deed recorded In Volume 2636, Page 52 of the Official Public Records of Potter county, Texas, and said tract of land being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with a cap stamped "KEYS R.P.L.S. 2507", set in the North line of Section 187, Block 2, A.B. & M. Survey, Potter County, Texas, same being the North line of said Block 11, Bivins Estates, same being a point in the

Westerly right-of-way line of Lamar Street, and same being the Southeast corner of Block 159, Original Town of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 65, Page 18 of the Deed Records of Potter County, Texas;

Thence East 369.16 feet along the North line of said Section 187, and the North line of said Block 11, Bivins Estates, to a 1/2" Iron pipe, found at the most Easterly comer of this tract of land and being the point of intersection with the Northerly right-of-way line of the Chicago Rock Island R.R.;

Thence S. 66 degrees 50 minutes 32 seconds West, 401.51 feet along the Northerly right-of-way line of said Chicago Rock Island R.R. to a 1/2" iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the Southwest corner of this tract of land;

Thence North 157.90 feet to the POINT OF BEGINNING.

Commonly known as 910 S. Lamar, Amarillo, Texas 79106

TRUSTEE: Kathleen Burian

SUBSTITUTE TRUSTEE: Erica Anderson or Jonathan Saavedra
Mailing Address: 500 S. Taylor, Ste. 800
Amarillo, Texas 79101

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

April 4, 2023, being the first Tuesday of the month, to commence at 10:00 a.m., or within four hours thereafter.

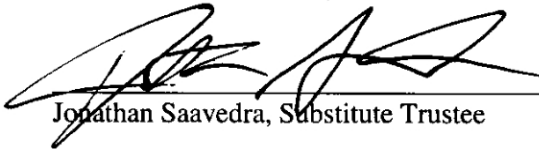
PLACE OF TRUSTEE'S SALE OF PROPERTY:

THE PROPERTY TO BE SOLD IS SITUATED IN POTTER COUNTY, TEXAS. THE PROPERTY TO BE SOLD WILL BE SOLD BY THE UNDERSIGNED SUBSTITUTE TRUSTEE AT THE POTTER COUNTY SANTA FE BUILDING, LOCATED AT 9TH AND POLK, AMARILLO, TEXAS 79101, IN THE 11TH FLOOR AUDITORIUM OF THE POTTER COUNTY SANTA FE BUILDING OR AS DESIGNATED BY THE POTTER COUNTY COMMISSIONERS COURT.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures payment of the Promissory Note. Because of such

default, Lender has requested the Trustee or any duly appointed Substitute Trustee, to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

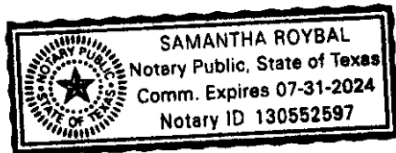
Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, the Substitute Trustee or any duly appointed successor substitute trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder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

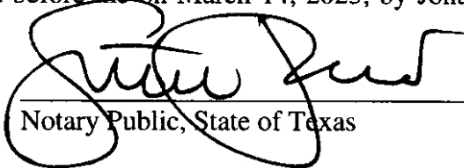

Jonathan Saavedra, Substitute Trustee

ACKNOWLEDGMENT

STATE OF TEXAS)
COUNTY OF POTTER)

This instrument was acknowledged before me on March 14, 2023, by Jonathan Saavedra, Substitute Trustee.




Notary Public, State of 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 is described as follows:

Lots 9 and 10, Block 71, GLIDDEN & SANBORN ADDITION, an addition of the City of Amarillo, Potter County, Texas according to the recorded map and plat thereof, of record 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:

Date: December 29, 2010 but effective May 12, 2010
Grantor: Joseph Anthony Reeves, a single person; and
Adam Saldana, a single person
Beneficiary: Perry Kirkland
Recorded: January 5, 2011, under Document No. 01187756, Volume 4286,
Page 14 of the Official Public Records of Potter County, Texas

As assigned by that certain Transfer of Liens dated February 15, 2023, from Perry Kirkland to 921 SW 6TH LLC, a Texas limited liability company, recorded February 15, 2023, under Instrument No. 2023OPR0001811 of the Official Public Records of Potter County, Texas; as corrected under Instrument No. 2023OPR0003147

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

Date: April 4, 2023

Time: The sale shall begin no earlier than 1:00 o'clock P.M. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 P.M.

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

The 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 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 Note executed by Joseph Anthony Reeves, a single person; and Adam Saldana, a single person, and payable to the order of Perry Kirkland, as assigned by that certain Assignment of Note and Other Loan Documents dated February 15, 2023, from Perry Kirkland to 921 SW 6TH LLC, a Texas limited liability company (the "Note"); (2) all renewals and extensions of the Note; and (3) any and all present and future indebtedness of Joseph Anthon Reeves and Adam Saldana to 921 SW 6TH, LLC. 921 SW 6TH, 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, 921 SW 6TH, LLC, at 910 SW 7th Avenue, Amarillo, Texas 79101.

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, to conduct this sale, each being authorized and appointed to act independently and severally of the other, under and by virtue of the Deed of Trust. Notice is given that before the sale the Beneficiary may appoint another person as Substitute Trustee to conduct the sale.

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

DATED this the 14th day of March, 2023.

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

2023NOTS0054
03/14/2023 03:14 PM Total Pages: 2
Julie Smith, County Clerk - Potter County, TX

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:

Lot 7, Block 70, East Amarillo Subdivision, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 151, Page 158, Deed of 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: March 31, 2012
Grantor: John F. Schott and wife, Patricia L. Schott
Beneficiary: Glenn Raef a/k/a Glen Raef and Glynda L. Raef
Recorded: April 2, 2012, under Document No. 01213190, Volume 4405, Page 852 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: April 4, 2023

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)

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 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 John F. Schott and wife, Patricia L. Schott and payable to the order of Glenn Raef a/k/a Glen Raef and Glynda L. Raef (the "Note"); (2) all renewals and extensions of the Note; and (3) any and all present and future indebtedness of John F. Schott and wife, Patricia L. Schott to Glenn Raef a/k/a Glen Raef and Glynda L. Raef. Glenn Raef a/k/a Glen Raef and Glynda L. Raef are the current owners and holders of the Obligations and are the Beneficiaries under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the Beneficiary, Glenn Raef a/k/a Glen Raef and Glynda L. Raef, at 4300 NE 18th Avenue, Amarillo, Texas 79107.

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, to conduct this sale, each being authorized and appointed to act independently and severally of the other, under and by virtue of the Deed of Trust. Notice is given that before the sale the Beneficiary may appoint another person as Substitute Trustee to conduct the sale.

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

DATED this the 14th day of March, 2023.

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