

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

DATE: November 1, 2024

SECURITY INSTRUMENT: Deed of Trust
Date: July 11, 2022
Grantor: Tamra Nichole Lowe, a single woman
Lender: Amarillo National Bank
Trustee: W. Wade Porter
Substitute Trustee: Chase Campbell
Recorded: Clerk's File No 220624, Vol. 386, Pg 453. Official Public Records of Garza County, Texas; as corrected by Correction Instrument dated July 9, 2024, recorded under Clerk's File No. 240709, Vol. 398, Pg 1032, Official Public Records of Garza County, Texas, and by Correction Instrument dated August 6, 2024, recorded under Clerk's File No. 240762, Vol. 399, Pg 187. Official Public Records of Garza County, Texas

PROPERTY: SURFACE ESTATE ONLY IN AND TO: Lot One Hundred Ten (110), Oak Canyon Estates, Phase Two, a Subdivision of part of Sections 57, 58, 59, 66, 67, & 68, Block 5, H. & G.N. RR. Company Survey, Garza County, Texas, according to the Map, Plat and/or Dedication Deed thereof recorded in Volume 290, Page 83, of the Deed Records of Garza County, Texas, which currently has the address of 110 Ward Road, Justiceburg, TX 79330, previously known as 110 Ward Road, Snyder, TX 79549.

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

DATE OF SALE: December 3, 2024

EARLIEST TIME SALE WILL BEGIN: 1.00 p.m. or within three hours after that time.

PLACE OF SALE: Garza County Courthouse in Post, Texas, at the following location: Garza County Courthouse, 300 West Main Street, Post, TX 79356, or in the area designated by the Commissioner's Court, Pursuant to Section 51.002 of the Texas Property Code.

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

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

FILED FOR RECORD
2024 NOV 07 10:37 AM
Terri Laurence, County Clerk
GARZA COUNTY, TEXAS
SK *Melody Henderson*, DEPUTY

Amarillo National Bank is acting as the Mortgage Loan Servicer for Fannie Mae, which is the owner of the Note and Security Instrument associated with your real estate loan. Amarillo National Bank, as Mortgage Loan Servicer, is representing Fannie Mae, whose address is Fannie Mae, Texas Foreclosures, 5600 Granite Parkway, Plano, Texas 75024. The Mortgage Loan Servicer is authorized to represent Fannie Mae by virtue of a servicing agreement. The Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. All notices, payments, correspondence, and other communications regarding your real estate loan should continue to be directed to Amarillo National Bank.

Chase Campbell

CHASE CAMPBELL, Substitute Trustee
C/O Sell Griffin McLain PC
4801 Lexington Square
Amarillo, TX 79119-6572
(806) 374-3765

FILED FOR RECORD
2024 Nov 07 at 10:27 AM
Terri Laurence, County Clerk
GARZA COUNTY, TEXAS
SK *Sherry Kimberlin*, DEPUTY