

Posted  
This 7<sup>th</sup> day of Nov 2022  
at 9:30am

**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: October 19, 2022

SECURITY INSTRUMENT: Deed of Trust  
Date: June 21, 2010  
Grantor: Juanita C Garcia and husband Roy Garcia Sr.  
Beneficiary: Amarillo National Bank  
Trustee: J. Gregg Jordan  
Substitute Trustee: Robert Glenn III, Garland D. Sell, and Kerry McLain  
Recorded: Clerk's File No. 10-1204 in the Official Public Records of Deaf Smith County, Texas

PROPERTY: **The North 68.71 feet of the East 200 feet of Block 14, Evants Addition to the Town of Hereford, Deaf Smith County, Texas, as shown by the plat thereof, of record in Volume 8, Page 1/2, Deed Records of Deaf Smith County, Texas, which has the address of 239 Avenue B, Hereford, TX 79045.**

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 6, 2022

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

PLACE OF SALE: **At the South Entrance of the 2nd Floor (balcony area) of the Deaf Smith County Courthouse, 235 East 3rd Street in Hereford, Texas, as designated by the Deaf Smith County Commissioners Court pursuant to Order duly recorded in the Deed Record of Deaf Smith County, Texas**

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

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

  
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ROBERT GLENN III, GARLAND D. SELL,  
KERRY McLAIN, Substitute Trustee  
C/O SELL GRIFFIN McLAIN PC  
4801 Lexington Square  
Amarillo, TX 79119-6572  
(806) 374-3765