

#1  
5/4/2021

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**RANDALL County**

**Deed of Trust Dated:** December 18, 2007

**Amount:** \$73,150.00

**Grantor(s):** ROCKY WARD

**Original Mortgagee:** MAVERICK RESIDENTIAL MORTGAGE, INC.

**Current Mortgagee:** COMMUNITY LOAN SERVICING, LLC

**Mortgagee Address:** COMMUNITY LOAN SERVICING, LLC, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33146

**Recording Information:** Document No. 2007025460

**Legal Description:** TRACT 3, BLOCK 3 OF ROCKWELL PLACE UNIT NO. 3, A SUBURBAN SUBDIVISION IN THE WEST ONE-HALF OF THE EAST ONE-HALF OF SECTION 32, BLOCK 1, T.T.R.R. CO. SURVEY, RANDALL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 823, PAGE 92 OF THE DEED RECORDS OF RANDALL COUNTY, TEXAS.

**Date of Sale:** May 4, 2021 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 RANDALL 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 SHANNON HECK, RONNIE HECK, ANTONIO BAZALDUA, SUSAN BOWERS, SHAWN SCHILLER, PATRICK ZWIERS, CHARLES GREEN, LOGAN THOMAS, LISA BRUNO, KRISTOPHER HOLUB, DANA KAMIN, GARRETT SANDERS, JOSHUA SANDERS, ROBERT GOMEZ 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 Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2020-001864

  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

 Susan B Allen

210051  
04/01/2021 10:05 AM  
Fee: 3.00  
Susan B. Allen, County Clerk  
Randall County, Texas  
NOTTS

#2 514

21TX373-0001  
4608 S GEORGIA ST, AMARILLO, TX 79110



### NOTICE OF FORECLOSURE SALE

- Property: The Property to be sold is described as follows:
- LOT 5, BLOCK 2, MCCARTY ADDITION UNIT NO. 1, AN ADDITION TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 200, PAGE 463, OF THE DEED RECORDS OF RANDALL COUNTY, TEXAS.
- Security Instrument: Deed of Trust dated September 15, 2017 and recorded on September 15, 2017 as Instrument Number 2017016591 in the real property records of RANDALL County, Texas, which contains a power of sale.
- Sale Information: May 04, 2021, at 11:00 AM, or not later than three hours thereafter, at the foyer inside of the main entrance on the south side of the Randall County Justice Center located 2309 Russell Long Boulevard, Canyon, Texas, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by KARL J. PIAZZA AND WANDA M. PIAZZA secures the repayment of a Note dated September 15, 2017 in the amount of \$139,455.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

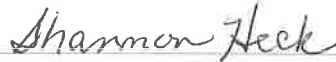
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

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



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Miller, Watson & George, P.C.  
Dustin C. George, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
5550 Granite Parkway, Suite 245  
Plano, TX 75024



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Substitute Trustee(s): Bobby Fletcher, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Shawn Schiller, David Ray, Patrick Zwiers, Kristopher Holub, Dana Kamin, Garrett Sanders, Joshua Sanders, Clay Golden, Logan Thomas, Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Antonio Bazaldua, Susan Bowers  
c/o Miller, Watson & George, P.C.  
5550 Granite Parkway, Suite 245  
Plano, TX 75024

Certificate of Posting

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

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS



210052  
04/01/2021 10:35 AM  
Fee: 3.00  
Susan B. Allen, County Clerk  
Randall County, Texas  
NOTTS

#3 5/4

NOTICE OF TRUSTEE'S SALE

Date: April 7, 2021
Trustee: Dan Moser or Doug Moser
Mortgagee: Moser Investments
Note: \$90,000.00

Deed of Trust

Date: February 5, 2020
Grantor: Manuel Angeles and Anna Alvarado
Mortgagee: Moser Investments

Recording Information: Deed of Trust; dated February 5, 2020, recorded as Document No. 2020002240 in the Official Records of Randall County, Texas

Property:

Lot No. Forty-one (41) in Block No. Six (6) of the Southside Estates Unit No. 9, an Addition to the City of Amarillo, Randall County, Texas, as shown by the recorded map or plat thereof of record in the Deed Records of Randall County, Texas, reference to which is here made for all purposes for which reference could serve, and residentially known as 7211 Moser Drive, Amarillo, Randall County, Texas.

County: Randall
Trustee's Name: Dan Moser or Doug Moser
Trustee's Address: 2936 Duniven Circle
Amarillo, TX 79109-1625

FILED FOR RECORD
At \_\_\_ O'clock
APR 07 2021
SUSAN B. ALLEN
County Clerk, Randall County, Texas
Deputy

Date of Sale: May 4, 2020
Time of Sale: 2:00 pm - 4:00 pm
Place of Sale: Steps of the South Entrance of the Randall County Justice Center, 2309 Russell Long Blvd., Canyon, Texas

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

Dan Moser
Dan Moser, Trustee

PROPERTY ADDRESS: 7211 Moser Drive; Amarillo, Texas

#4 514

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** April 13, 2021

210057 NOTTS Total Pages: 2



**DEED OF TRUST:**

**Date:** May 1, 2017

**Grantor:** Maria Tenorio

**Trustee:** Dennis Peters

**Substitute Trustee:** PLA Services, Inc.

**Substitute Trustee's Mailing Address:** P.O. Box 9662, Amarillo, TX 79105

**Beneficiary:** Terry Timothy Aimone, Independent Executor of the Estate of AJ Peters,  
Deceased

**County Where Property Is Located:** Randall County, Texas

**Recording Information:** Instrument Number 2017007613 in the Official Public Records of  
Randall County, Texas.

**Property Description:** Lot Number Six (6), in Block Number Three (3) of the WW  
Thompson Addition, Randall County, Texas, as shown by the map  
or plat thereof of record in the Deed Records of Randall County,  
Texas.

**NOTE(s):**

**Date:** May 1, 2017

**Amount:** \$225,000.00

**Debtor:** Maria Tenorio

**Holder:** Terry Timothy Aimone, Independent Executor of the Estate of AJ Peters,  
Deceased

**Date of Sale of Property (first Tuesday of month):** Tuesday, May 4, 2021


**Time of Sale of Property:** The sale will take place between the hours of 10:00 a.m. and 4:00 p.m.  
local time; the earliest time at which the sale will begin is 10:00 a.m.

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

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

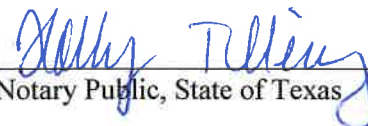
Therefore, notice is given that on and at the Date, Time, and Place of Sale described above, Substitute Trustee will sell the Property "AS IS" by public sale to the highest bidder for cash in accordance with the Deed of Trust.

PLA SERVICES, INC., Substitute Trustee

By:   
Taylor K. Kelley, President

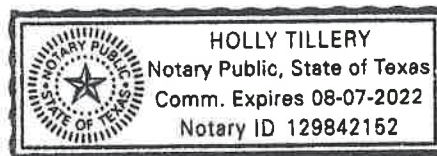
STATE OF TEXAS       §  
                                  §  
COUNTY OF POTTER   §

This instrument was acknowledged before me on the 13<sup>th</sup> day of April, 2021, by Taylor K. Kelley, President of PLA SERVICES, INC., a Texas corporation, as Substitute Trustee, on behalf of the corporation.

  
Notary Public, State of Texas


After recording, return to:

Taylor Kelley  
Sprouse Shrader Smith PLLC  
P.O. Box 15008  
Amarillo, Texas 79105



**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

 Susan B. Allen

210057  
04/13/2021 04:40 PM  
Fee: 3.00  
Susan B. Allen, County Clerk  
Randall County, Texas  
NOTTS

#5 5/4

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** April 13, 2021

210058 NOTTS Total Pages: 2



**DEED OF TRUST:**

**Date:** August 3, 2011

**Grantor:** Rosa Maria Gonzalez

**Trustee:** Dennis Peters

**Substitute Trustee:** PLA Services, Inc.

**Substitute Trustee's Mailing Address:** 701 S. Taylor, Suite 501  
Amarillo, Texas 79101

**Beneficiary:** Terry Timothy Aimone, Independent Executor of the Estate of AJ Peters,  
Deceased

**County Where Property Is Located:** Randall County, Texas

**Recording Information:** Instrument Number 2011012794 in the Official Public Records of Randall County, Texas, as corrected by that certain Correction Deed of Trust dated December 20, 2012, but effective as of July 1, 2011, recorded as Instrument Number 2012023654 in the Official Public Records of Randall County, Texas.

**Property Description:** Lot Number Five (2), in Block Number One (1) of Dawson and Jones Addition, an addition to the City of Canyon, Randall County, Texas, according to the recorded map or plat thereof, recorded in the Deed Records of Randall County, Texas.

**NOTE(s):**

**Date:** July 1, 2011

**Amount:** \$70,000.00

**Debtor:** Rose Maria Gonzalez

**Holder:** Terry Timothy Aimone, Independent Executor of the Estate of AJ Peters,  
Deceased

**Date of Sale of Property (first Tuesday of month):** Tuesday, May 4, 2021


**Time of Sale of Property:** The sale will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will begin is 10:00 a.m.

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

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

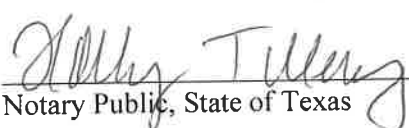
Therefore, notice is given that on and at the Date, Time, and Place of Sale described above, Substitute Trustee will sell the Property "AS IS" by public sale to the highest bidder for cash in accordance with the Deed of Trust.

PLA SERVICES, INC., Substitute Trustee

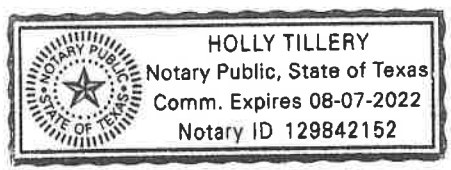
By:   
Taylor K. Kelley, President

STATE OF TEXAS §  
  §  
COUNTY OF POTTER §

This instrument was acknowledged before me on the 13<sup>th</sup> day of April, 2021, by Taylor K. Kelley, President of PLA SERVICES, INC., a Texas corporation, as Substitute Trustee, on behalf of the corporation.


  
Notary Public, State of Texas

After recording, return to:  
  
Taylor Kelley  
Sprouse Shrader Smith PLLC  
P.O. Box 15008  
Amarillo, Texas 79105



**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

 Susan B Allen

210058  
04/13/2021 04:40 PM  
Fee: 3.00  
Susan B. Allen, County Clerk  
Randall County, Texas  
NOTTS



#2 514



**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:

Tract 1

Lot No. Three (3), Block No. Four (4), T-ANCHOR ADDITION, an addition to the City of Amarillo, Randall County, Texas according to the map or plat thereof recorded in Volume 102, Page 199 of the Deed Records of Randall County, Texas; 4104 S. Ong, Amarillo, Texas.

Tract 2

Lots Eleven (11) and Twelve (12), Block No. Twenty-Six (26), ORIGINAL TOWN OF CANYON, an addition to the City of Canyon, according to the map or plat thereof recorded in Volume 23, Page 257 of the Deed Records of Randall County, Texas; 1201 3<sup>rd</sup> Avenue, Canyon, Texas.

Tract 3

Lot No. 3, Block No. 18, Edgefield Addition, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record in Volume 41, Page 519 of the Deed Records of Randall County, Texas; 3704 South Harrison, Amarillo, Texas.

Tract 4

Lot 10, Block 4, Cameron Place, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record in Volume 105, Page 564 of the Deed Records of Randall County, Texas; 4016 Lipscomb Street, Amarillo, Texas.

Tract 5

Lot No. 6, Block No. 85, Mrs. M.D. Oliver-Eagle's Subdivision, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof, recorded in Volume 216, Page 278 of the Deed Records of Randall County, Texas; 3008 South Polk Street, Amarillo, Texas.

together with: all appurtenances, servitudes, easements, rights, rights of way, privileges, prescriptions and advantages thereunto belonging or in anywise appertaining and all buildings, fixtures, improvements, equipment and other property now or hereafter located upon said realty, including but not limited to all equipment, inventory, fixtures, general intangibles, instruments, documents, accounts receivable and other property of any nature whatsoever which may now or hereafter be located on or used or intended to be used in connection with the real property herein described, the improvements now or

hereafter existing thereon, the renting, letting or operating thereof therefor, additions and accessions thereto and proceeds and products thereof, all whether now owned or hereafter acquired.

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:** May 11, 2018  
**Grantor:** RWB International Family Property Company, LLC  
**Beneficiary:** FirstCapital Bank of Texas, N.A.  
**Recorded:** Under Document No. 2018009410 of the Official Public Records of Randall, County, Texas

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

**Date:** May 4, 2021  
**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 for the occurrence of foreclosure sales in the foyer of the main entrance on the south side of the Randall County Justice Center, located at 2309 Russell Long Boulevard, in Canyon, Randall County, Texas (or such other location as may be designated by the Commissioners after the sending of this notice and before the time of sale.)

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

requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited 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) Real Estate Lien Note dated May 11, 2018, in the original principal amount of \$1,885,000.00 due and payable to FirstCapital Bank of Texas, N.A., executed by RWB International Family Property Company, LLC (the "Note"); (2) all renewals and extensions of the Note; and (3) any and all present and future indebtedness of RWB International Family Property Company, LLC to FirstCapital Bank

OF Texas, N.A. FirstCapital Bank of Texas, N.A. 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, FirstCapital Bank of Texas, N.A.

7. **Default and Request to Act.** Default has occurred under the Deed of Trust, and the Beneficiary has requested me, C. Jared Knight, or any alternative trustee named as Substitute Trustee, to conduct this sale. Notice is given that before the sale the Beneficiary may appoint another person as Substitute Trustee to conduct the sale.

8. **Statutory Notice of Service member 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 13<sup>th</sup> day of April, 2021,

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

By: C. Jared Knight  
C. Jared Knight  
State Bar No. 00794107

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS



*Susan B. Allen*

210059  
04/13/2021 04:54 PM  
Fee: 3.00  
Susan B. Allen, County Clerk  
Randall County, Texas  
NOTTS