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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Gaines County, Texas

October 13, 2021

Deed of Trust ("Deed of Trust"):

Dated: October 23, 2020, May 14, 2020 and October 30, 2020

Grantor: Antonio Briones, Jr.

Trustee: Russell Shannon

Lender: National Bank of Andrews

Recorded in: Deed of Trust dated October 23, 2020, recorded in Instrument No. 2020-05848, Official Public Records of Gaines County, Texas, executed by Antonio Briones, Jr. to Russell Shannon, Trustee(s), securing payment of one note dated October 23, 2020, in the sum of \$60,600.00 payable to National Bank of Andrews.

Deed of Trust dated May 14, 2020, recorded in Instrument No. 2020-03092, Official Public Records of Gaines County, Texas, executed by Antonio Briones, Jr. to Russell Shannon, Trustee, securing payment of one note dated, May 14, 2020 in the sum of \$161,000.00 payable to National Bank of Andrews.

Second Lien Deed of Trust dated October 30, 2020, recorded in Instrument No. 2020-05928, Official Public Records of Gaines County, Texas, executed by Antonio Briones, Jr. to Russell Shannon, Trustee(s), securing payment of one note dated October 30, 2020, in the sum of \$35,000.00 payable to National Bank of Andrews.

Legal Description: THE SURFACE ESTATE ONLY in and to Lot 6 in Block 6 of the Steele Addition to the Town of Seagraves, Gaines County, Texas.

THE SURFACE ESTATE ONLY in and to Lots 1 and 2, in Block 18, of the McAdoo & Grimes Addition to the Town of Seagraves, Gaines County, Texas, as per plat of record in Vol. 241, Page 6, Deed Records of Gaines County, Texas.

Secures: October 23, 2020 Promissory Note and Security Agreement ("Note") in the original principal amount of \$60,600.00, executed by Antonio Briones, Jr. ("Borrower") and payable to the order of Lender and

all other indebtedness of Borrower to Lender.

May 14, 2020 Promissory Note and Security Agreement ("Note") in the original principal amount of \$161,000.00, executed by Antonio Briones, Jr. ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

October 30, 2020 Second Lien Promissory Note and Security Agreement ("Note") in the original principal amount of \$35,000.00, executed by Antonio Briones, Jr. ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trusts, including the real property, and all rights and appurtenances thereto.

Substitute Trustee: Hunter Harris, Huffaker & Harris, LLP

Substitute Trustee's

Address: P.O. Box 968, Tahoka, TX, 79373

Foreclosure Sale:

Date: Tuesday, November 2, 2021

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 am and not later than three hours thereafter.

Place: The area designated by the Gaines County Commissioner at the Gaines County Courthouse, located at 1010 S. Main, Seminole, Gaines County, Texas 79360, or if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Gaines County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code pursuant to instrument(s) recorded in the real property records of Gaines County, Texas.

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 National Bank of Andrews's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, National Bank of Andrews, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of National Bank of Andrews's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with National Bank of Andrews's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Substitute Trustee is representing National Bank of Andrews in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with National Bank of Andrews. The address of Substitute is set forth above.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If National Bank of Andrews passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by National Bank of Andrews. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

As of May 6, 2021, there was \$17,265.71 owed on the Note secured by the Deed of Trust on the property located at 811 17th Street, Seagraves, Texas. This amount includes all principal, interest and late charges. As of May 6, 2021, there was \$203,108.28 owed on the Notes secured by Deeds of Trust on the property located at 1501 Ave. M, Seagraves, Texas. This amount includes all principal, interest and late charges.

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.

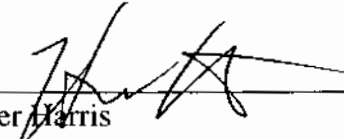
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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.

Dated October 13, 2021.



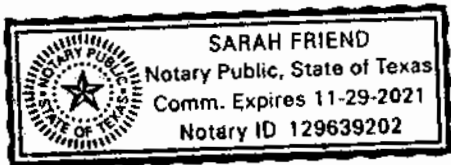
Hunter Harris
Attorney for National Bank of Andrews
State Bar No. 24087672
Huffaker & Harris, LLP
1540 Ave J/PO Box 968
Tahoka, Texas 79373

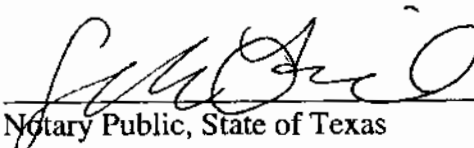
STATE OF TEXAS)

COUNTY OF GAINES)

Before me, the undersigned notary public, on this day personally appeared Hunter Harris, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

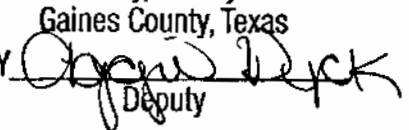
Given under my hand and seal of office this October 13, 2021.





Notary Public, State of Texas

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— FILED —
10-13-21 12:19pm
Terri Berry, County Clerk
Gaines County, Texas
BY 
Deputy