

NOTICE OF SUBSTITUTE TRUSTEE'S SALE
(Lamb County, Texas)

Date: October 12, 2021

Deed of Trust ("Deed of Trust"):

Dated: May 21, 2020
Grantor: Shawn Murphee and Veronica Murphee
Trustee: Warren Tabor, Jr.
Substitute Trustee: C. Jason Fenton
Substitute Trustee's Mailing Address: P. O. Box 9158, Amarillo, TX 79105
Substitute Trustee's Physical Address: 500 S. Taylor, Suite 1200, Amarillo, TX 79101
Successor Substitute Trustee: Mike Smiley
Successor Substitute Trustee's Mailing Address: P. O. Box 9158, Amarillo, TX 79105
Successor Substitute Trustee's Physical Address: 500 S. Taylor, Suite 1200, Amarillo, TX 79101
Lender: Wayne George
Recorded in: Document No. 2020-00000909, Volume 788, Page 795, Official Public Records of Lamb County, Texas

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FILED FOR RECORD
2021 OCT 12 A 11:35
TONYA FITCHIE
COUNTY CLERK LAMB CO. TX
6575

Promissory Note ("Note"):

Dated: May 21, 2020
Original Principal Amount: \$83,000.00
Borrower/Maker: Shawn Murphee and Veronica Murphee
Payee/Lender: Wayne George
Owner/Holder: Wayne George
Date of Maturity: April 21, 2030

Real Property securing Note under Deed of Trust (the "Property")¹:

Lot Ten (10), Block One (1), Cannon Terrace Addition No. 2, to the City of Littlefield, Lamb County, Texas.

Date of Sale of Property: November 2, 2021

Earliest Time of Sale of Property: 10:00 a.m. (Central Time)

¹ To the extent the property description conflicts with the property description in the Deed of Trust, the description in the Deed of Trust shall control for all purposes.

Place of Sale of Property: At the Lamb County Courthouse, 100 Sixth Drive, Littlefield, Lamb County, Texas 79339, or if the preceding area is no longer the designated area, at the area most recently designated by the Lamb County Commissioner's Court.

Secured Obligation: Note and any and all obligations described in or secured by the Deed of Trust.

Shawn Murphee and Veronica Murphee are(a) the Borrowers under and the maker of the Note; (b) the obligors under the Secured Obligation; and (c) the Grantors of the Deed of Trust, (collectively the "Borrower"). **Wayne George:** (a) is the owner and Holder of the Note and Secured Obligation; and (b) the Beneficiary under the Deed of Trust, (collectively the "Lender"). Because of default in performance of Borrowers' obligations under the Note and Deed of Trust referenced above, and in accordance with provisions of those instruments, Lender has requested Substitute Trustee and/or and Successor Substitute Trustee(s) to sell the Property described above. Substitute Trustee and/or Successor Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the time stated above or within three hours after that time.

The Lender (or its designee, assignee, or agent, as applicable), who is also the Beneficiary, will be permitted to "credit bid" against the Secured Obligation; other bidders will need to demonstrate the ability to pay cash on the Date of Sale of Property. Additional conditions for the conduct of the sale may be announced by the Substitute Trustee and/or Successor Substitute Trustee before the bidding is opened for the first sale of the day to be conducted by the Substitute Trustee and/or Successor Substitute Trustee.²

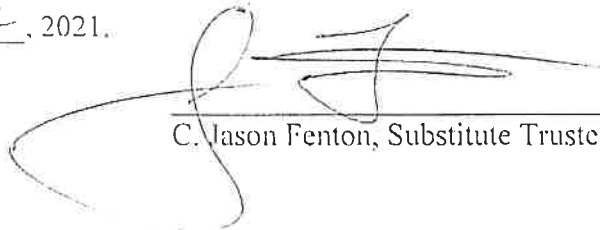
The Property will be sold *AS IS, WHERE IS, IN ITS PRESENT PHYSICAL CONDITION*,³ subject to ad valorem tax liens, if any, against the Property. Any prospective purchaser is encouraged to conduct its own independent investigation of the Property, record title to the Property, tax liens, if any, against the Property, and the physical condition of the Property prior to the sale.

² See Tex. Prop. Code § 51.0075.

³ See Tex. Prop. Code § 51.009.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the amount paid. The purchaser shall have no further recourse against the Grantor, the Lender & Beneficiary, the Substitute Trustee and/or Successor Substitute Trustee, or the attorney for the Substitute Trustee and/or Successor Substitute Trustee or the Lender & Beneficiary.

SIGNED: October 12, 2021.


C. Jason Fenton, Substitute Trustee

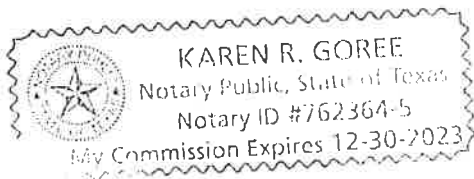
See page one (1) for name and street address of Substitute Trustee and any Successor Substitute Trustees.

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF POTTER §

This instrument was acknowledged before me this 12 day of October, 2021, by C. Jason Fenton.


Notary Public, State of Texas



AFTER POSTING. RETURN TO:

C. Jason Fenton
Underwood Law Firm, PC
P.O. Box 9158
Amarillo, TX 79105-9158