



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

* * * * *

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: January 4, 2022

SECURITY INSTRUMENT: Texas Home Equity Security Instrument (First Lien)
 Date: August 21, 2017
 Grantor: Francisco Frank Perez and wife, Augustina Perez
 Lender: Amarillo National Bank
 Trustee: W. Wade Porter
 Substitute Trustee: Chase Campbell, Garland Sell, or Kerry McLain
 Recorded: Clerk's File No. 2017031436, Official Public Records of Lubbock County, Texas

COURT ORDER: Final Judgment under Cause No. DC-2021-CV-0516 in the 99th Judicial District Court of Lubbock County, Texas

PROPERTY: Lot Seven (7), Block Six (6), Marlin Park, an Addition to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat, and/or Dedication Deed thereof recorded in Volume 414, Page 617 of the Deed Records of Lubbock County, Texas [Commonly known as 2913 Grinnell Street, Lubbock, TX 79415].

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: February 1, 2022

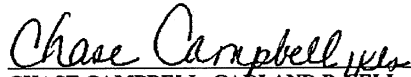
EARLIEST TIME SALE WILL BEGIN: 10:00 a.m. or within three hours after that time.

PLACE OF SALE: The Gazebo located on the Front Lawn of the County Courthouse, with the first alternate location being the 2nd floor auditorium at 916 Main and the second alternate location being the Commissioner's Courthouse Room on the 5th floor of the Courthouse, Lubbock County Courthouse, 904 Broadway, Lubbock, TX 79401 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 and as provided for in the court order, a copy of which is attached hereto, 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 Lender, the Substitute Trustee, or the Lender's attorney.

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 the real estate loan. Amarillo National Bank, as Mortgage Loan Servicer, is representing Fannie Mae, whose address is Fannie Mae, Texas Foreclosures, 5600 Granite Parkway VII, Plano, TX 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, correspondence, and other communications regarding the real estate loan should continue to be directed to Amarillo National Bank.


 CHASE CAMPBELL, GARLAND D. SELL,
 KERRY McLAIN, Substitute Trustee
 c/o SELL GRIFFIN McLAIN PC
 4801 Lexington Square
 Amarillo, TX 79119
 (806) 374-3765

Cause No. DC-2021-CV-0516

In Re: Order for Foreclosure
Concerning

2913 Grinnell Street
Lubbock, TX 79415
("Property Mailing Address")
under Tex.R.Civ.P.736

Amarillo National Bank
("Petitioner")

Estate of Francisco R. Perez a/k/a
Francisco Frank Perez, Deceased,
and Estate of Augustina Ortiz Perez a/k/a
Augustina Perez a/k/a Tina Perez, Deceased,
Antonio Ortiz Perez, Barbara Valenzuela,
Antonio Nicholas Perez, and Internal Revenue
Service
("Respondents")

§
§
§
§
§
§
§
§
§
§
§
§
§
§
§
§
§
§
§
§
§

In the District Court of

TB

Lubbock County, Texas

99th Judicial District Court

DEFAULT ORDER

- 1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited foreclosure order. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
- 2. The name and last known address of each Respondent subject to this order are as follows:
 - a. Estate of Francisco R. Perez a/k/a Francisco Frank Perez, Deceased, 2913 Grinnell Street, Lubbock, TX 79415.
 - b. Estate Augustina Ortiz Perez a/k/a Augustina Perez a/k/a Tina Perez, Deceased, 2913 Grinnell Street, Lubbock, TX 79415.
 - c. Antonio Ortiz Perez, 4804 Unit A Belton Avenue, Lubbock, TX 79413.
 - d. Barbara Valenzuela, 1107 W. Centre, Artesia, NM 88210.
 - e. Antonio Nicholas Perez, 2913 Grinnell Street, Lubbock, TX 79415.
 - f. Internal Revenue Service, Collection Advisory Group Manager, 1100 Commerce Street, Mail Code 5028 DAL, Dallas, TX 75242

Each Respondent was properly served with citation, but no Respondent has filed a response within the time required by law. The return of service for each Respondent has been on file with the Court for at least ten days.

- 3. The property that is the subject of this foreclosure proceeding is commonly known as **2913 Grinnell Street, Lubbock, TX 79415** with the following legal description:

Lot Seven (7), Block Six (6), Marlin Park, an Addition to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat, and/or Dedication Deed thereof recorded in Volume 414, Page 617 of the Deed Records of Lubbock County, Texas.
- 4. The lien sought to be foreclosed is recorded in the Official Public Records of Lubbock County, Texas under Clerk's File No. 2017031436.

5. The material facts establishing Respondents' default are alleged in Petitioner's application and supporting affidavit. Those facts are adopted by the Court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner's authorized representative, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, new trial, bill of review, or appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

IT IS SO ORDERED.

SIGNED this 29th day of December, 2021.



JUDGE PRESIDING

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
01/07/2022 08:34 AM
FEE: \$3.00
2022001072