

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:October 3, 2025

SECURITYDeed of Trust

INSTRUMENT:Date:October 17, 2006

Grantor:Alice Mae Doss, a single female

Lender:Amarillo National Bank

Trustee:J. Gregg Jordan

Substitute Trustee:Nicole Gotcher, Garland D. Sell, Kerry McLain, and Luke Bussen

Recorded:Clerk's File No. 2006043709, Official Public Records of Lubbock County, Texas

Assumption Agreement dated March 5, 2024, between by Shantell Oree Turner, as Assuming Party and Amarillo National Bank as Holder of Note and Lien, recorded under Clerk' File No. 2024009502 in the Official Public Records of Lubbock County, Texas.

PROPERTY:

Lot One Hundred Five (105), Cherry Point Addition to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat and/or Dedication Deed thereof recorded in Volume 761, Page 307 of the Deed Records of Lubbock County, Texas [commonly known as 2912 East Colgate Street, Lubbock, TX 79403]

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:November 4, 2025

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 Lubbock County Courthouse, with the first alternate location being the 2<sup>nd</sup> floor auditorium at 916 Main and the second alternate location being the Commissioner's Courthouse Room on the 5<sup>th</sup> 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, 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.

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



NICOLE GOTCHER, GARLAND D. SELL,

KERRY McLAIN and LUKE BUSSEN, Substitute Trustee

C/O Sell Griffin McLain PC

4801 Lexington Square, Amarillo, TX 79119-6572

(806) 374-3765

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Kelly Pinion*

Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
10/06/2025 11:17 AM  
FEE: \$2.00  
2025039302