

2025 0983

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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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: July 29, 2025

SECURITY INSTRUMENT: Texas Home Equity Line of Credit Security Instrument (Securing Future Advances) (First Lien)
Date: June 8, 2022
Grantor: Mary Jane Revelle, a widow
Beneficiary: Lubbock National Bank, Branch of Amarillo National Bank
Trustee: W. Wade Porter
Substitute Trustee: Nicole Gotcher, Garland D. Sell, Kerry McLain, and Luke Bussen
Recorded: Instrument No. 2022-1044 in the Official Public Records of Lynn County, Texas

COURT ORDER: Rule 736 Default Order under Cause No. 25-02-08037 in the 106th Judicial District Court of Lynn County, Texas.

PROPERTY: A 2.50 acre tract of land out of Section 421, Block 21, H.E.&W.T. Ry. Co. Survey, Lynn County, Texas, being the same tract of land described in Volume 314, Page 280, Lynn County Deed of Records and being described as follows:

BEGINNING at an X chiseled in concrete in the East right-of-way of U.S. Highway 87, for the Southwest corner of this tract, said point also being the Southwest corner of a 5.0 acre tract described as Tract Two in a Warranty Deed dated January 24, 1979, from David C. Jones, et ux, to Clarence F. Mason, et. ux, of record in Volume 234, Page 699, Lynn County Deed Records, the Southwest corner of Section 421, Block 21 bears South 1635.94 feet and West 445.26 feet;

THENCE North 09° 34' 00" West, along said right-of-way line, a distance of 169.43 feet to a 3/8 inch iron rod found for the Northwest corner of this tract;

THENCE East, along the North boundary line of said 5.0 acre tract, a distance of 665.88 feet to a 3/8 inch iron rod found for the Northeast corner of this tract;

THENCE South a distance of 167.07 feet to a 1/2 inch iron rod set for the South boundary line of said 5.0 acre tract, for the Southeast corner of this tract;

THENCE West, along the South boundary line of said 5.0 acre tract, a distance of 637.72 feet to the PLACE OF BEGINNING, which has the address of 273 US Highway 87, Lubbock, TX 79423.

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: September 2, 2025

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

PLACE OF SALE: On the North steps of the Lynn County Courthouse, 1501 South 1st Street, Tahoka, Texas 79373, or as designated by the Lynn County Commissioners.

Because of default in performance of the obligations of the Security Instrument and as provided for in the Court Order, 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.


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

106th Judicial District Court

THENCE South a distance of 167.07 feet to a 1/2 inch iron rod set for the South boundary line of said 5.0 acre tract, for the Southeast corner of this tract;

THENCE West, along the South boundary line of said 5.0 acre tract, a distance of 637.72 feet to the PLACE OF BEGINNING.

4. The lien sought to be foreclosed is indexed or recorded under Instrument No. 2022-1044 in the Official Public Records of Lynn County, Texas.
5. The material facts establishing Respondent's 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.

SIGNED this 11th day of July, 2025.


JUDGE PRESIDING

FILED FOR RECORD
KAREN RENDON - COUNTY CLERK
LYNN COUNTY, TEXAS

INST NO:2025-0983

FILED ON: JULY 30, 2025 AT 3:12pm
THE INSTRUMENT CONTAINED 1 PAGE AT FILING
Filed by: Karen Rendon County Clerk

THE STATE OF TEXAS
COUNTY OF LYNN



I, Karen Rendon, Clerk County Court in and for said county hereby do certify that the foregoing instrument was filed for record in my office on the 30th day of July 2025 at 3:12 PM and duly recorded on that date, in the Official Public Records of said county.

Instrument # 2025-0983, 1 Page

A handwritten signature in blue ink that reads "Karen Rendon". The signature is written in a cursive style.

Karen Rendon, County Clerk

DO NOT DESTROY
WARNING-THIS IS PART OF THE OFFICIAL RECORD

Return:

SELL GRIFFIN MCLAIN PC
ATTN: KRIS SANFORD
4801 LEXINGTON SQUARE
AMARILLO, TX 79119