

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE****LYNN County****Deed of Trust Dated:** October 30, 2019**Amount:** \$246,500.00**Grantor(s):** TONY GONZALES**Original Mortgagee:** AMERIFIRST FINANCIAL, INC., A CORPORATION**Current Mortgagee:** SERVBANK, N.A.**Mortgagee Address:** SERVBANK, N.A., 3201 ORCHARD ROAD, OSWEGO, IL 60543**Recording Information:** Document No. 2019-1853**Legal Description:** LOT 8 AND THE WEST 35 FEET OF LOT 7, IN BLOCK 2, OF COUNTRY CLUB ADDITION, AN ADDITION TO THE CITY OF TAHOKA, LYNN COUNTY, TEXAS, ACCORDING TO THE OFFICIAL MAP AND PLAT THEREOF, OF RECORD IN VOLUME 179, PAGE 103, THE DEED RECORDS OF LYNN COUNTY, TEXAS.

WHEREAS TONY GONZALES is deceased.


**Date of Sale:** August 4, 2026 between the hours of 10:00 AM and 1:00 PM.**Earliest Time Sale Will Begin:** 10:00 AM**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the LYNN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

TERRY BROWDER OR MARSHA MONROE, LAURA BROWDER, JAMIE OSBORNE, RAMIRO CUEVAS, KEVIN KEY, JAY JACOBS, CHARLES GREEN, KRISTOPHER HOLUB, PATRICK ZWIERS, LISA BRUNO, BRAD DICKEY, NICOLE DICKEY, MIKE QUARTARO, KEITH RODGERS, DREW DICKEY, OR RONALD BYRD, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, JAY JACOBS, AUCTION.COM LLC, TEJAS CORPORATE SERVICES, LLC, XOME INC., NFPDS-TX LLC have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**

**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.**

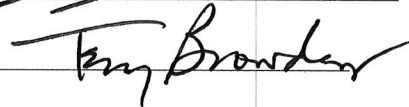


DOMINIQUE M. VARNER, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2022-003178

Printed Name: \_\_\_\_\_

c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618



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

**INST NO:2026-0769**

FILED ON: JUNE 18, 2026 AT 3:32pm  
THE INSTRUMENT CONTAINED 2 PAGES AT FILING  
Filed by: Tobi Dotson Deputy 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 18th day of June 2026 at 3:32 PM and duly recorded on that date, in the Official Public Records of said county.

**Instrument # 2026-0769, 2 Pages**

*Karen Rendon*

Karen Rendon, County Clerk

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

Return:  
TERRY BROWDER  
897 ELMWOOD DR  
ABILENE, TX 79605