

2025 - 0727

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§

§

COUNTY OF LYNN

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KNOW ALL MEN BY THESE PRESENTS:

**WHEREAS**, by that one certain Deed of Trust (Security Agreement, Financing Statement) dated September 29, 2020, and recorded as Instrument No. 2020-1337, Official Public Records, Lynn County, Texas (the "Deed of Trust"), Ashton Leigh Orr and Alex Clay Orr ("Grantor"), conveyed to Barry H. Orr, Trustee ("Trustee") for the benefit of First Bank & Trust d/b/a PrimeWest Mortgage ("Original Beneficiary"), the real property situated in Lynn County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), to secure the payment of that one certain Promissory Note dated September 29, 2020, in the original principal amount of \$452,625.00, executed by Grantor and made payable to the order of Original Beneficiary (the "Note"); and

**WHEREAS**, UMB Bank ("Current Beneficiary") is the successor-in-interest to Original Beneficiary, and Current Beneficiary is the current owner and holder of the Note and Deed of Trust; and

**WHEREAS**, default occurred under the terms of the Note and the Deed of Trust; and

**WHEREAS**, demand for payment of all amounts owed under the Note and the Deed of Trust was made, and all required notices have been given, including notice of intent to accelerate and notice of acceleration, all in accordance with the Note, the Deed of Trust and applicable law; and

**WHEREAS**, the indebtedness evidenced by the Note and secured by the Deed of Trust is now wholly due and payable; and

**WHEREAS**, the outstanding balance due under the Note and the Deed of Trust has not been paid; and

**WHEREAS**, Barry H. Orr, Trustee in the aforesaid Deed of Trust, was removed as Trustee, and the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Aimee E. Marcotte or Cheyenne A. Haddad were appointed as Substitute Trustee in the place and stead of the said Barry H. Orr, said removal and appointment being in the manner authorized by the Deed of Trust; and

**WHEREAS**, Current Beneficiary, the current owner and holder of said indebtedness and the current lender and beneficiary under the Deed of Trust, has requested the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Aimee E. Marcotte or Cheyenne A. Haddad, as acting Substitute Trustee, to sell the Property to satisfy the indebtedness.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on **Tuesday, the 1<sup>st</sup> day of July, 2025**, between the hours of 10:00 A.M. and 4:00 P.M., the undersigned or Lee F. Christie or

Jeremy L. Harmon or Michael L. Atchley or Aimee E. Marcotte or Cheyenne A. Haddad will sell the Property at the north entrance to the Lynn County Courthouse, located at 1501 S. 1st Street, Tahoka, TX 79373, or in the area designated by the Lynn County Commissioners Court, if different, to the highest bidder for cash, subject to the right of Current Beneficiary to have its bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. **Said sale will begin no earlier than 1:00 P.M and no later than three hours after that time.**


**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.**

The Sender of this notice and his contact information is as follows:

Matthew T. Taplett  
Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P.  
500 W. 7<sup>th</sup> Street, Suite 600  
Fort Worth, Texas 76102  
817/332-3245

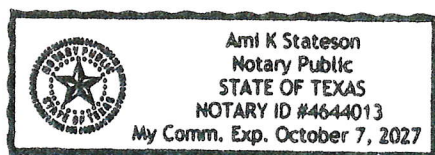
WITNESS MY HAND this 9<sup>th</sup> day of June, 2025.

SUBSTITUTE TRUSTEE:

  
\_\_\_\_\_  
Matthew T. Taplett

STATE OF TEXAS       §  
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COUNTY OF TARRANT §

This instrument was acknowledged before me on the 9<sup>th</sup> day of June 2025, by Matthew T. Taplett, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



  
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Notary Public for the State of Texas

**NAME, ADDRESS AND  
TELEPHONE NUMBER OF  
MORTGAGEE:**

UMB Bank  
c/o Sean Murphy  
1010 Grand Blvd MS#1020103  
Kansas City, MO 64106

**NAME, ADDRESS AND  
TELEPHONE NUMBER OF  
SUBSTITUTE TRUSTEE:**

Matthew T. Taplett  
Lee F. Christie  
Michael L. Atchley  
Jeremy L. Harmon  
Aimee E. Marcotte  
Cheyenne A. Haddad  
Pope, Hardwicke, Christie, Schell,  
Kelly & Taplett, L.L.P.  
500 W. 7<sup>th</sup> Street, Suite 600  
Fort Worth, TX 76102  
(817) 332-3245

## **EXHIBIT "A"**

The Surface Estate Only in and to Lot Four (4), Brooke Manor, an Addition in Lynn County, Texas, according to the map, plat, and/or dedication deed recorded in/under Clerk's File No. 2017-0612 and as shown in Plat Cabinet A-238, Official Public Records of Lynn County, Texas.

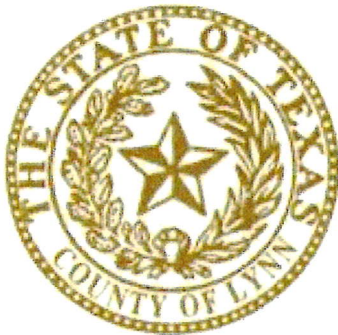


FILED FOR RECORD  
KAREN RENDON - COUNTY CLERK  
LYNN COUNTY, TEXAS

**INST NO:2025-0727**

FILED ON: JUNE 9, 2025 AT 3:15pm  
THE INSTRUMENT CONTAINED 5 PAGES AT FILING  
Filed by: Julia Charo 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 9th day of June 2025 at 3:15 PM and duly recorded on that date, in the Official Public Records of said county.

Instrument # 2025-0727, 5 Pages

A handwritten signature in blue ink that reads "Karen Rendon".

Karen Rendon, County Clerk

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

Return:

HAND DELIVERED