

**Assert and protect your rights as a member of the armed forces of the United States. If you 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 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: March 5, 2024

Deed of Trust

Date: September 29, 2014

Grantor: Weldon Black

Original Beneficiary: AIMBank

Current Beneficiary: Rick Thomason Family, Ltd.

Trustee: Scott L. Wade

Substitute Trustee: Richard L. Hanna

Property: All of Lots Ten (10), Eleven (11) and Twelve (12), in Block Six (6), of the Original Town of Lefors, Gray County, Texas, according to the map or plat thereof recorded in Volume 16, Page 88 of the Deed Records of Gray County, Texas (the address of the Property being 201 E. 2<sup>nd</sup> Street, Lefors, Texas 79054).

Recording information: Clerk's Instrument No. 0204025, in Volume 1006, Page 0072 of the Official Public Records of Gray County, Texas.

Original Note

Date: September 29, 2014

Amount: \$150,000.00

Maker: Weldon Black

Original Payee and Holder: AIMBank

Current Payee and Holder: Rick Thomason Family, Ltd.

Date: September 29, 2019

Recording Information: Clerk's Instrument No. 0020116 of the Official Public Records of Gray County, Texas.

Modification of Deed of Trust No. 2

Date: November 29, 2019

Recording Information: Clerk's Instrument No. 0220481 of the Official Public Records of Gray County, Texas.

Assignment: The Note and liens and security interests of the Deed of Trust were transferred and assigned to Rick Thomason Family, Ltd. (Current Beneficiary) by an instrument dated February 28, 2024, recorded under Clerk's Instrument No. 0233773 of the Official Public Records of Gray County, Texas.

Guaranty: The Note and all other indebtedness of Borrower to Lender is guaranteed by a Personal Guaranty dated April 8, 2021, and executed by Veronica Borunda in favor of Weldon Black.

Date of Sale of Property (first Tuesday of the month): April 2, 2024

Earliest Time of Sale of Property  
(between 10:00 a.m. and 4:00 p.m.): 1:00 p.m.

Place of Sale of Property: South Entrance of Courthouse located at 205 N. Russell Street, Pampa, Texas (or such other location as may be designated by the Commissioners after the sending of this notice before the time of sale).

If Beneficiary passes the Substitute Trustee's Sale, notice of the date of any rescheduled substitute trustee's sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash (except that the holder of the Indebtedness secured by the deed of trust may bid credit against the Indebtedness due and owing) at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time. This Sale will be conducted subject to the right of rescission contained in Section 51.016 of the Texas Property Code.

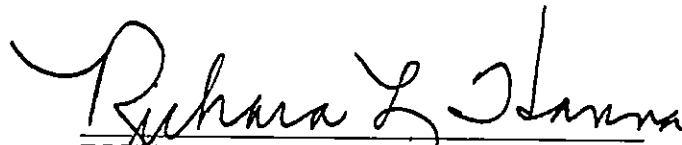
PRSUANT TO SECTION 51.009 OF TEXAS PROPERTY CODE, THE SALE OF THE SUBJECT PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED,

WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY, OR OTHERWISE, AND WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE CURRENT BENEFICIARY NOR THE SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATIONS, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE SUBJECT PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER, EXCEPT AS TO THE WARRANTIES (IF ANY) PROVIDED FOR UNDER THE DEED OF TRUST. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

THE SALE WILL ALSO BE MADE EXPRESSLY SUBJECT TO ANY TITLE MATTERS SET FORTH IN THE DEED OF TRUST, BUT PROSPECTIVE PURCHASERS ARE REMINDED THAT BY LAW THE SALE WILL NECESSARILY BE MADE SUBJECT TO 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 DEED OF TRUST.

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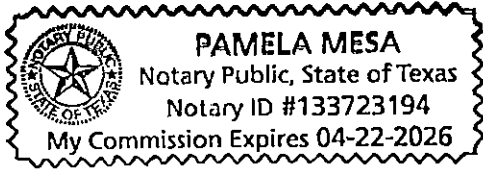
Pursuant to Section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

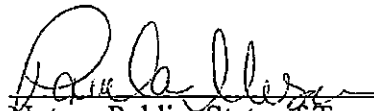


RICHARD L. HANNA, Substitute Trustee  
White Hanna & Boyd, PLLC  
600 S. Tyler, Suite 1810  
Amarillo, Texas 79101  
Phone: (806) 379-6683  
Fax: (806) 379-8504  
Email: rhanna@whb-law.com

STATE OF TEXAS  
COUNTY OF POTTER

This instrument was acknowledged before me on the 5th day of March, 2024, by RICHARD L. HANNA.



  
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Notary Public, State of Texas