

NOTICE OF FORECLOSURE SALE

Date of Sale: January 3, 2023

Deed of Trust ("Deed of Trust"):

Dated: January 8, 2007
Grantor: Gerald Wright
Trustee: Kevin Hunt
Lender: FIRST BANK & TRUST dba PrimeWest, successor by merger to AimBank
Recorded in: Volume 0854, Page 1009 of the real property records of Gray County, Texas.

Legal Description: All of Lot No. Twelve (12) and the South Thirteen Feet (S/13') of Lot No. Thirteen (13), in Block No. Five (5), of DAVIS PLACE UNIT II, an Addition to the City of Pampa, Gray County, Texas, according to the map or plat of said Addition on file in the office of the County Clerk of Gray County, Texas.

For reference only: 1427 N. Wells Street, Pampa, Texas 79065

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$186,000.00, executed by Gerald Wright ("Borrower") and payable to the order of Lender

Modifications and Renewals: Extension of Real Estate Note and Lien, dated January 8, 2010; Extension of Real Estate Note and Lien, date January 20, 2013; Modification of Deed of Trust, dated January 20, 2016 (filed as Document # 208561 of the OPR of Gray County, Texas). (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended)

Substitute Trustee: Jeff R. Lashaway, Orion Hutchin, Vanessa G. Buzzard, or Mark N. Buzzard

Substitute Trustee's Address: Jeff R. Lashaway and Orion Hutchin: 920 Ave. Q, Lubbock, TX, 79401, Ph: Telephone (806) 763-0044; Vanessa G. and Mark N. Buzzard: 208 N Russell St., Pampa, TX 79065, Ph: (806) 665-7281

Foreclosure Sale:

Date: Tuesday, January 3, 2023

- Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 and not later than three hours thereafter.
- Place:** Gray County Courthouse, 205 N Russell St, Pampa, TX 79065, at the following location: the south entrance of Gray County Courthouse, or if different from this location, the sale shall take place at the area at the Gray County Courthouse designated by the Commissioner's Court of Gray County, Texas 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 Commissioner's Court of Gray County, Texas, the sale will take place where the Notice of Foreclosure Sale was posted
- Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that FIRST BANK & TRUST dba PrimeWest, successor by merger to AimBank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, FIRST BANK & TRUST dba PrimeWest, successor by merger to AimBank, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of FIRST BANK & TRUST dba PrimeWest, successor by merger to AimBank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with FIRST BANK & TRUST dba PrimeWest, successor by merger to AimBank's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If FIRST BANK & TRUST dba PrimeWest, successor by merger to AimBank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure 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.

For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by FIRST BANK & TRUST dba PrimeWest, successor by merger to AimBank. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

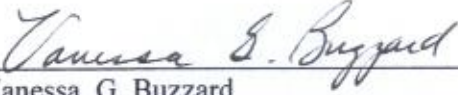
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

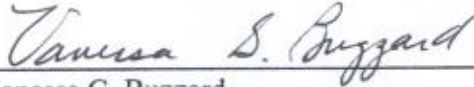
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

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.

Dated the 12th day of December, 2022.



Vanessa G. Buzzard
Attorney for Mortgagee



Vanessa G. Buzzard
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