

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: May 2, 2024

SECURITY INSTRUMENT: Deed of Trust
Date: October 11, 2019
Grantor: Madison Ramsay, a single woman
Lender: Amarillo National Bank
Trustee: W. Wade Porter
Substitute Trustee: Robert Glenn III, Garland D. Sell, Kerry McLain
Recorded: Inst. No. 0220051, Official Public Records of Gray County, Texas

PROPERTY: **All of Lot No. Four (4) in Block No. Six (6) of the Wynnelea Addition to the City of Pampa, Gray County, Texas, according to the map or plat recorded in Volume 30, Page 262, Deed Records of Gray County, Texas, which currently has the address of 613 N. Sumner, Pampa, TX 79065.**

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: June 4, 2024

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

PLACE OF SALE: The South entrance to the Gray County Courthouse; in fair weather, sales will be held on the outside of the building and in inclement weather, sales will be conducted inside the building, as passed by the Commissioners' Court of Gray County, Texas, in Special Session thereof on the 1st day of September, 1987, and duly recorded in the Real Property Records of Gray County, Texas.

Because of default in performance of the obligations of the Security Instrument, 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.

Amarillo National Bank is acting as the Mortgage Loan Servicer for Fannie Mae, which is the owner of the Note and Security Instrument associated with your real estate loan. Amarillo National Bank, as Mortgage Loan Servicer, is representing Fannie Mae, whose address is Fannie Mae, Texas Foreclosures, 5600 Granite Parkway, Plano, Texas 75024. The Mortgage Loan Servicer is authorized to represent Fannie Mae by virtue of a servicing agreement. The Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. **All notices, payments, correspondence, and other communications regarding your real estate loan should continue to be directed to Amarillo National Bank.**



ROBERT GLENN III, GARLAND D. SELL,
KERRY McLAIN, Substitute Trustee
C/O Sell Griffin McLain PC
4801 Lexington Square
Amarillo, TX 79119-6572
(806) 374-3765