

THE FOLLOWING  
**"NOTICE OF TRUSTEE'S SALE"**  
WERE SCANNED AND PLACED ON THE WEBSITE BY THE  
WHEELER COUNTY CLERK ON:  
October 10, 2019

IF A WITHDRAWAL OF THE NOTICE OF THE TRUSTEE'S SALE HAS BEEN  
RECEIVED, THE WITHDRAWAL NOTICE  
**WILL NOT**  
BE REFLECTED ON THE WEBSITE

MARGARET DORMAN, COUNTY CLERK  
WHEELER COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** October 7, 2019

**Substitute Trustee:** Bryan J. Guymon  
**Substitute Trustee's Mailing Address:** P.O. Box 662, Pampa, Texas 79066  
**Substitute Trustee's Physical Address:** 120 W. Kingsmill Ave., #505, Pampa, Texas 79065  
**Holder:** Shamrock Economic Development Corporation

**Note:**

**Date:** October 20, 2000<sup>1</sup>  
**Amount:** \$149,726.63  
**Borrowers:** Turbo Radio Limited Partnership  
**Lender:** First National Bank of Shamrock  
**Holder:** Shamrock Economic Development Corporation

**Deed of Trust:**

**Date:** October 20, 2000  
**Grantors:** Turbo Radio Limited Partnership  
**Trustee:** Chad Holland  
**Lender:** First National Bank of Shamrock  
**Recording Information:** Volume 479, Page 493, Official Public Records of Wheeler County, Texas

**Secured Obligation:** Any and all obligations described in or secured by the Deed of Trust, including but not limited to those obligations evidenced by the Note.

**Property (including any improvements):**

All of Lot Thirteen (13) in Block Nine (9), Original Town of Shamrock, Wheeler County, Texas.

**County:** Wheeler County

**Date of Sale (first Tuesday of month):** November 5, 2019

**Earliest Time of Sale of Property:** 10:00 a.m. (Central Time)

---

<sup>1</sup>As transferred to Shamrock Economic Development Corporation on January 23, 2001 by that certain Transfer of Note and Lien, recorded at Volume 482, Page 496 of the Official Public Records of Wheeler County, Texas, a true copy of which is attached hereto ("Transfer").

#190

**POSTED**  
10-10-19  
Oh 9:55 AM

**Place of Sale of Property:** Wheeler County Courthouse in Wheeler, Wheeler County, Texas at the following location: Intersection of north/south and east/west hallways on first floor of courthouse.

Holder is: (a) the mortgagee and the owner and current beneficiary of the liens and Security interest contained within the Deed of Trust; and (b) the owner and holder of the Note and the right to receive payments due under the Secured Obligation pursuant to the Note and Deed of Trust.

Due to default in performance of the Secured Obligation by the Borrowers and/or the Grantors under the Deed of Trust, Substitute Trustee will sell the Property by public auction to the highest bidder on the Date of Sale of Property at the Place of Sale of Property to satisfy the debt secured by the Deed of Trust. The sale will begin at the Earliest Time of Sale of Property (see above) or within three (3) hours thereafter.

The Holder (or its designee, assignee, or agent, as applicable) will be permitted to "credit bid" against the Secured Obligation; other bidders will need to demonstrate the ability to pay cash on the Date of Sale. Additional conditions for the conduct of the sale may be announced by the Substitute Trustee before the bidding is opened for the first sale of the day to be conducted by the Substitute Trustee.<sup>2</sup>

The Property will be sold **AS IS, WHERE IS, IN ITS PRESENT PHYSICAL CONDITION**,<sup>3</sup> subject to ad valorem tax liens, if any, against the Property, as well as subject to any and 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 Deed of Trust. All prospective purchasers are encouraged to conduct their own independent investigation of the Property, record title to the Property, tax liens, if any, against the Property, and the physical condition of the Property prior to the sale.

**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**

<sup>2</sup> See Texas Property Code § 51.0075. Please review Chapter 51 of the Texas Property Code for provisions generally applicable to Deed of Trust foreclosure.

<sup>3</sup> See Texas Property Code § 51.009.



#190

OR 9:55 AM

ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

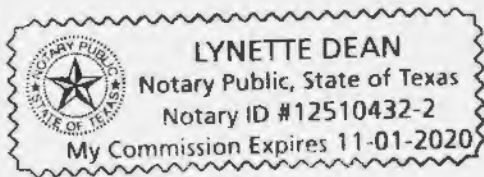
*Bryan J. Guymon*

Bryan J. Guymon, Substitute Trustee

See page 1 above for the street address and mailing address of Substitute Trustee.

STATE OF TEXAS       §  
                                  §  
COUNTY OF GRAY     §

This instrument was acknowledged before me on the 7<sup>th</sup> day of October, 2019, by Bryan J. Guymon, Substitute Trustee.



*Lynette Dean*

Notary Public, State of Texas

FILED FOR RECORD

2019 OCT 10 AM 9:04

MARGARET DORMAN  
COUNTY CLERK  
WHEELER COUNTY, TEXAS

BY *Debbie Spurgin*

**POSTED**  
10-10-19

#190

*Oh* 9:55 AM