

POSTED
AT 4:15 O'CLOCK P M

JUN 15 2021

CLERK COUNTY COURT, DONLEY COUNTY, TEXAS

BY *William D. Dyer*

NOTICE OF FORECLOSURE SALE

Date: June 15, 2021

Deed of Trust ("Deed of Trust"):

Dated: March 7, 2018
Grantors: Justin Massey and wife, Charity Massey
Trustee: James T. Shelton
Substitute Trustee: Kenneth W. Fields
Substitute Trustee's
Mailing Address: P.O. Box 662, Pampa, Texas 79066
Substitute Trustee's
Physical Address: 120 W. Kingsmill Ave., Suite 505, Pampa, TX 79065
Successor Substitute Trustee¹: C. Jason Fenton
Successor Substitute Trustee's
Mailing Address: P. O. Box 9158, Amarillo, TX 79105
Successor Substitute Trustee's
Physical Address: 500 S. Taylor, Suite 1200, Amarillo, TX 79101
Beneficiary/Lender: Charles W. Ritthaler
Recording Information: Book 0107, Page 0632 of the Official Public Records
Official Public Records of Donley County, Texas

Vendor's Lien Note ("Note"):

Dated: March 7, 2018
Original Principal Amount: \$103,000.00
Borrowers/Makers: Justin Massey and wife, Charity Massey
Payee/Lender: Charles W. Ritthaler
Owner/Holder: Charles W. Ritthaler

Property: (the "Property"):

1. All improvements, attachments, and fixtures located upon and attached to the North one-half (N/2) of Lease Lot 32 and all of Lease Lot 33 of a subdivision of land out of Section No. 5 and Section No. 53, both in Block C-7, GC&SF Ry. Co. Survey, situated in Donley County, Texas, owned by Greenbelt Municipal and Industrial Water Authority, plat of which is on file in the offices of the Greenbelt Municipal and Industrial Water Authority.
2. All personal property currently located upon or in the property described in paragraph 1 above.
3. All right, title and interest in and to the license agreement with Greenbelt Municipal and Industrial Water Authority²

¹ In this document and any subsequent notice, any reference to "Substitute Trustee" includes any one of the Successor Substitute Trustees identified above.

² In the event of a conflict between this and the Deed of Trust concerning the description of the Property, the description contained in the Deed of Trust will control.

Date of Sale of Property: July 6, 2021

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

Place of Sale of Property: On the steps of the Donley County Courthouse, located at 220 W. 4th, Clarendon, Texas, in Donley County, Texas, or, if the proceeding area is no longer the designated area, at the area most recently designated by the Donley County Commissioners' Court.

Secured Obligation: Note and any and all obligations described in or secured by the Deed of Trust.

Justin Massey and wife, Charity Massey are: (a) the Borrowers under and the makers of the Note; (b) the obligors under the Secured Obligation; and (c) the Grantors of the Deed of Trust, (collectively the "Borrower"). *Charles W. Ritthaler* is: (a) the Owner and Holder of the Note and Secured Obligation; and (b) the Beneficiary under the Deed of Trust, (collectively the "Lender"). Because of default in performance of Borrower's obligations under the Note and Deed of Trust referenced above, and in accordance with provisions of those instruments, Lender has requested Substitute Trustee (or Successor Substitute Trustee) to sell the Property described above. Substitute Trustee (or Successor Substitute Trustee) will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the indebtedness secured by the Deed of Trust. The sale will begin at the time stated above or within three hours after that time.

The Lender (or its designee, assignee, or agent, as applicable), who is also the Beneficiary, 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 of Property. Additional conditions for the conduct of the sale may be announced by the Substitute Trustee (or Successor Substitute Trustee) before the bidding is opened for the first sale of the day to be conducted by the Substitute Trustee (or Successor Substitute Trustee).³

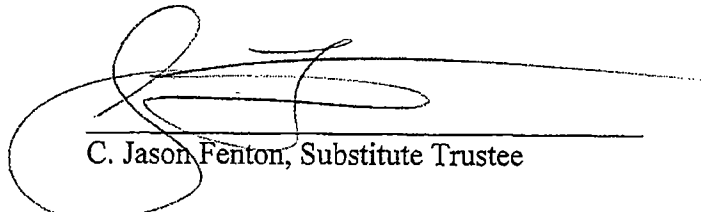
³ See Tex. Prop. Code § 51.0075.

The Property will be sold *AS IS, WHERE IS, IN ITS PRESENT PHYSICAL CONDITION*,⁴ subject to ad valorem tax liens, if any, against the Property. Any prospective purchaser is encouraged to conduct its 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.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the amount paid. The purchaser shall have no further recourse against the Grantor, the Lender & Beneficiary, the Substitute Trustee, or the attorney for the Substitute Trustee or the Lender & Beneficiary.

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

SIGNED: June 15, 2021.



C. Jason Fenton, Substitute Trustee

See page one (1) for name and street address of Substitute Trustee and any Successor Substitute Trustees.

⁴ See Tex. Prop. Code § 51.009.

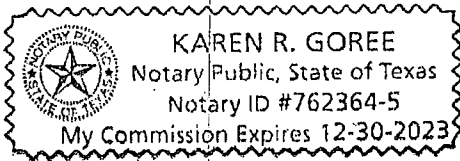
ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF POTTER §

This instrument was acknowledged before me this 15th day of June, 2021, by C. Jason Fenton, Successor Substitute Trustee.

Karen R. Goree

Notary Public, State of Texas



AFTER POSTING, RETURN TO:

C. Jason Fenton
Underwood Law Firm, PC
P.O. Box 9158
Amarillo, TX 79105-9158