

FILED FOR RECORDS  
9:38 O'CLOCK A M  
NOV 06 2024  
SANDRA LIMAS  
CLERK CO. COURT, OCHILTREE CO. TEXAS  
BY *Sandra Limas*

**NOTICE OF SUBSTITUTE TRUSTEE'S 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 armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

DATE: November 5, 2024

SECURITY INSTRUMENT: Texas Home Equity Security Instrument (First Lien)  
Date: October 14, 2010  
Grantor: Brady Dean Schwalk, a single man  
Lender: Amarillo National Bank  
Trustee: J. Gregg Jordan  
Substitute Trustee: Robert Glenn III, Garland D. Sell, Kerry McLain  
Recorded: Clerk's File No. 92575, in Volume 725, Page 80,  
Official Public Records of Ochiltree County, Texas

COURT ORDER: Rule 736 Default Order under Cause No. CV15490 in the 84<sup>th</sup> Judicial District Court of Ochiltree County, Texas

PROPERTY: Lot Seven (7), in Block Six (6), Stark Terrace Unit No. 2, an Addition to the City of Perryton, Ochiltree County, Texas, as the same is shown upon the plat of said Addition of record in Volume 31, Page 460, Plat Records of Ochiltree County, Texas, which currently has the address of 1906 S. Indiana Drive, Perryton, TX 79070.

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: December 3, 2024

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

PLACE OF SALE: Main entrance of the Ochiltree County Courthouse located at 511 S. Main Street, Perryton, Texas or as designated by the Ochiltree County Commissioners Court.

Because of default in performance of the obligations of the Security Instrument and as provided for in the Court Order, 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.**

*Michelle Griffin*

Michelle Griffin, Luke Bussen, and Brandon Jones, Substitute Trustee  
C/O Sell Griffin McLain PC  
4801 Lexington Square  
Amarillo, TX 79119-6572  
(806) 374-3765

Cause No. CV15490

In Re: Order for Foreclosure  
Concerning

1906 S. Indiana Drive  
Perryton, TX 79070  
("Property Mailing Address")  
under Tex.R.Civ.P.736

Amarillo National Bank  
("Petitioner")

Brady Dean Schwalk  
("Respondent")

§  
§  
§  
§  
§  
§  
§  
§  
§  
§  
§  
§

In the District Court of

Ochiltree County, Texas

84th Judicial District Court

**DEFAULT ORDER**

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited foreclosure order. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of Respondent subject to this order are **Brady Dean Schwalk** and **1906 S. Indiana Drive, Perryton, TX 79070**. Respondent was properly served with citation, but did not file a response within the time required by law. The return of service for Respondent has been on file with the Court for at least ten days.
3. The property that is the subject of this foreclosure proceeding is commonly known as **1906 S. Indiana Drive, Perryton, TX 79070** with the following legal description:  
  

**Lot Seven (7), in Block Six (6), Stark Terrace Unit No. 2, an Addition to the City of Perryton, Ochiltree County, Texas, as the same is shown upon the plat of said Addition of record in Volume 31, Page 460, Plat Records of Ochiltree County, Texas.**
4. The lien sought to be foreclosed is indexed or recorded under Clerk's File No. 92575, in Volume 725, Page 80 in the Official Public Records of Ochiltree County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and supporting affidavit. Those facts are adopted by the Court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner's authorized representative, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with the applicable law and the lien sought to be foreclosed.

8. This order is not subject to a motion for rehearing, new trial, bill of review, or appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 5th day of November, 2024.

  
JUDGE PRESIDING