2025.031

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

1. **Property to be Sold.** The property to be sold is described as follows:

Lots 2, 9, 10, 11 & 13, Block 1, Appling Estates Unit No. 1, a rural subdivision in Section 95, Block 44, H. & T. C. RR. Co. Survey, Moore County, Texas, according to the map or plat thereof, of record in Plat Cabinet 1, Sleeve A-135, Plat Records of Moore County, Texas.

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2. **Deed of Trust.** The document entitled Deed of Trust ("Deed of Trust") pursuant to which this sale will be conducted is described as follows:

Dated:	July 15, 2024
Grantor:	Miguel Hernandez and Silvia Jimenez
Beneficiary:	Justin Appling, Greg Appling, and Brenda Appling
Recorded:	July 19, 2024, under Instrument No. 0213724 of the Official Public Records of Moore County, Texas

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: December 2, 2025

Time: The sale shall begin no earlier than 1:00 o'clock, P.M. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: The area designated by the commissioners' court of Moore County, Texas as the area of such county where public non-judicial foreclosures are to take place, currently being the center area of the hall on the first floor of the original main building of the Moore County Courthouse.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

4. **Terms of Sale**. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 sale will necessarily be made subject to all

The 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 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

5. **Type of Sale**. The sale is a non-judicial Deed of Trust Lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

6. **Obligations Secured**. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) a Real Estate Note in the original principal amount of $43,680.83 executed by Miguel Hernandez and Silvia Jimenez and payable to the order of Justin Appling, Greg Appling, and Brenda Appling (the "Note"); (2) all renewals and extensions of the Note; and (3) any and all present and future indebtedness of Miguel Hernandez and Silvia Jimenez to Justin Appling, Greg Appling, and Brenda Appling. Justin Appling, Greg Appling, and Brenda Appling are the current owners and holders of the Obligations and are collectively the Beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the Beneficiary, Justin Appling at 4634 E. Amarillo Blvd., Amarillo, Texas 79107.

7. **Default and Request to Act**. Default has occurred under the Deed of Trust, and the Beneficiary has requested Weston W. Wright and/or Mindi L. McLain, as Substitute Trustee, to conduct this sale, each being authorized and appointed to act independently and severally of the other, under and by virtue of the Deed of Trust. Notice is given that before the sale the Beneficiary may appoint another person as Substitute Trustee to conduct the sale.

8. **Statutory Notice of Servicemember Rights. 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.**

DATED this the 10th day of November, 2025.

Wright Law TX, PLLC
620 S. Taylor Street, Suite 302
Amarillo, Texas 79101
Telephone: (806) 437-1507

By: ______________________
Weston W. Wright
State Bar No. 24060972