

**NOTICE OF FORECLOSURE SALE
BY SUBSTITUTE TRUSTEE**

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.

Posting Date:
December 9, 2025

RECEIVED
3:13 PM
DEC 09 2025

DATE, TIME, AND PLACE OF SALE

Date: JANUARY 6, 2026

Time: 1:00 P.M. OR WITHIN THREE HOURS THEREAFTER

Place: AT THE FRONT DOOR OF THE COURTHOUSE in Hemphill County, Texas, located at 400 Main Street, Canadian, Texas 79014, or, if the Hemphill County courthouse is no longer the area designated by the Hemphill County Commissioner's Court, at the area most recently designated by the Hemphill County Commissioner's Court.

SYLVIA GUERRERO
CLERK CO COURT
HEMPHILL COUNTY TEXAS **SQ**

PROPERTY

Lot Twelve (12), Block Eleven (11), Southside Addition to the Town of Canadian, Hemphill County, Texas (*more commonly known as 419 Cheyenne, Canadian, TX 79014*).

DEED OF TRUST INFORMATION

Date: November 15, 2017

Grantor(s): Raymond Garza and Rosa Garza

Original Mortgagee: Hadaway Properties, LLC

Original Principal: \$68,000.00

Recording Information: Instrument No. 072752 in the real property records of Hemphill County, Texas

Property County: Hemphill

Property: Lot Twelve (12), Block Eleven (11), Southside Addition to the Town of Canadian, Hemphill County, Texas

Reported Address: 419 Cheyenne, Canadian, TX 79014

MORTGAGEE AND/OR MORTGAGE SERVICING INFORMATION:

The mortgage servicer, if not the current mortgagee, is representing the current mortgagee pursuant to a mortgagee servicing agreement. Pursuant to Texas Property Code Section 51.0025, a mortgage servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above.

Mortgagee and/or Mortgage Servicer: American Equity Funding, Inc.

Mortgagee and/or Mortgage Servicer Address: 7005 Alma Highway, Van Buren, AR 72956
(Crawford County)

Substitute Trustee/Authorized Agent: John McIntyre

TERMS OF SALE: Public auction to highest bidder for cash. In accordance with Texas Property Code Section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code Section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

SUBSTITUTE TRUSTEE: John McIntyre

SUBSTITUTE TRUSTEE ADDRESS: 600 S. Tyler St., Ste. 1800, Amarillo, TX 79101
119 N. 2nd St., Canadian, TX 79014

DOCUMENT PREPARED BY:

By: /s/ John McIntyre

John McIntyre

State Bar No. 24073627

John McIntyre Law, PLLC

P.O. Box 1102

Canadian, Texas 79014

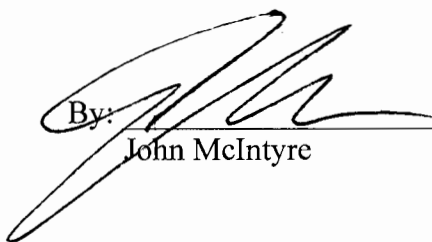
Office Phone: (806) 350-7410

E-Mail: john@johnmcintyrelaw.com

AS ATTORNEY FOR THE HEREIN IDENTIFIED
MORTGAGEE AND/OR MORTGAGE SERVICER

Certificate of Posting

I, John McIntyre, whose address is 119 N. 2nd St., Canadian, Texas 79014, declare under the penalty of perjury that on December 9, 2025, I filed and posted this Notice of Foreclosure Sale by Substitute Trustee at the office of the Hemphill County Clerk and caused it to be posted at the location directed by the Hemphill County Commissioner's Court.

By: 
John McIntyre

Posted on 12/9/25 @ 3:13PM by Alicia Aguado, Deputy Clerk. For Sylvia Clerk