

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Ramiro Cuevas, Jonathan Schendel, Angie Uselton,
Charles Green, Lisa Bruno, Patrick Zwiers, Conrad
Wallace, Kristopher Holub, Dana Kamin, Joshua
Sanders, Matthew Hansen, Aleena Litton, Bobby
Fletcher, David Ray, Dana Dennen, Shelley Nail, Donna
Trout, Zane Nail, Zia Nail, Zoey Fernandez
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000019-24-3

APN 21226.00245.00000 |
R1000107188

TO No 240031466-TX-RW

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on February 28, 2022, WYNN WAYNE POTTER IV, SINGLE MAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of MICHAEL BURNS, ATTORNEY AT LAW as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for ARK-LA-TEX FINANCIAL SERVICES, LLC DBA BENCHMARK MORTGAGE, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$258,445.00, payable to the order of M&T Bank as current Beneficiary, which Deed of Trust recorded on March 2, 2022 as Document No. 2022-00004614 and an Affidavit of Scrivener's Error recorded on March 25, 2022 as Instrument No. 2022-00006568 in Ector County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 21226.00245.00000 | R1000107188

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Ramiro Cuevas, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Bobby Fletcher, David Ray, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **M&T Bank**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

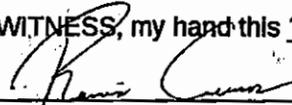
NOW THEREFORE, NOTICE IS HEREBY GIVEN ^{R1000107188} that on **Tuesday, April 1, 2025 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Ector County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Ector County Courthouse, 300 N. Grant, Odessa, TX 79761**; or in the area designated by the **Commlssloner's Court**.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and M&T Bank's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and M&T Bank's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 14th day of January, 2025.


By: Ramiro Cuevas, Substitute Trustee(s)

*posted by
ZAK
1-16-25*

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX07000019-24-3

APN 21226.00245.00000 |

TO No 240031466-TX-RWI

R1000107188
EXHIBIT "A"

LOT 6, BLOCK 65, NORTH PARK ADDITION, 20TH FILING , AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET C, PAGES 29-D AND 30-A, PLAT RECORDS, ECTOR COUNTY, TEXAS.

FILED THIS 16 DAY OF
JAN. 2025

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY JENNIFER MARTIN DEPUTY

24-04059
4601 APPLEWOOD DR, ODESSA, TX 79761

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

- Property:** The Property to be sold is described as follows:

LOT 12, BLOCK 4, UNIVERSITY GARDENS, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 16, PAGE 50 AND 51, PLAT RECORDS, ECTOR COUNTY, TEXAS
- Security Instrument:** Deed of Trust dated June 6, 2016 and recorded on June 8, 2016 at Instrument Number 2016-00008375 in the real property records of ECTOR County, Texas, which contains a power of sale.
- Sale Information:** April 1, 2025, at 10:00 AM, or not later than three hours thereafter, at the front door of the Ector County Courthouse (West Entrance), or as designated by the County Commissioners Court.
- 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.
- Obligation Secured:** The Deed of Trust executed by JAIRO RODRIGUEZ JR. AND GRACE RODRIGUEZ secures the repayment of a Note dated June 6, 2016 in the amount of \$185,576.00. PENNYMAC LOAN SERVICES, LLC, whose address is c/o PennyMac Loan Services, LLC, P.O. Box 30597, Los Angeles, CA 90030, is the current mortgagee of the Deed of Trust and Note and PennyMac Loan Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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.



4832726

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Nicki Company

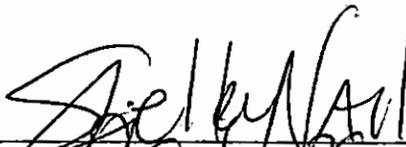
De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310



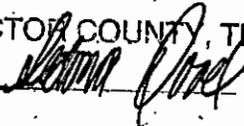
Substitute Trustee(s): Bobby Fletcher, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Shawn Schiller, David Ray, Patrick Zwiars, Kristopher Holub, Dana Kamin, Garrett Sanders, Joshua Sanders, Clay Golden, Logan Thomas, Shelley Nail, Kristina McCrary, Zane Nail, Donna Trout, Cassie Martin, Ramiro Cuevas, Conrad Wallace, Matthew Hansen, Aleena Litton, Zia Nail, Zoey Fernandez

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, , declare under penalty of perjury that on the 16 day of JAN, 2025 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ECTOR County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED THIS 16 DAY OF
JAN, 2025

JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY  DEPUTY

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.

1. Date, Time, and Place of Sale.

Date: 04/01/2025

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Ector County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 22, 2011 and recorded in the real property records of Ector County, TX and is recorded under Clerk's Instrument No. 2011-00006862 with Curtis Shipman and April Shipman A/K/A April L. Eakin (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Churchill Mortgage Corporation mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Curtis Shipman and April Shipman A/K/A April L. Eakin, securing the payment of the indebtedness in the original amount of \$57,671.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 22, BLOCK 30, HOLLYWOOD VIEW, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 3, PAGE 45, PLAT RECORDS, ECTOR COUNTY, TEXAS.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
11625 N Community House Rd
Charlotte, NC 28277

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz, Esq. or Carson Emmons, Esq. or AWEST OR Ramiro Cuevas; Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Bobby Fletcher, David Ray, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

1/14/2025

Executed on

/s/Carson Emmons

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

Executed on

1-16-25
[Signature]
SUBSTITUTE TRUSTEE
Agency Sales & Posting
Shelley Nail, Donna Trout, Zane Nail, Zoey
Fernandez, Zia Nail OR AUCTION.COM
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Shelley Nail and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 1-16-25 I filed at the office of the Ector County Clerk and caused to be posted at the Ector County courthouse this notice of sale.

Declarants Name:

Date:

[Signature]
1-16-25

FILED THIS 16 DAY OF
JAN, 2025

JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY TEXAS
BY [Signature] DEPUTY

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF 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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated September 13, 2019 and recorded under Clerk's File No. 16540, in the real property records of ECTOR County Texas, with Thomas Michael Enos, a single man. as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for SouthWest Bank, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Thomas Michael Enos, a single man. securing payment of the indebtedness in the original principal amount of \$205,459.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by . Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:

LOT FOURTEEN (14), BLOCK FOURTEEN (14), RATLIFF RIDGE, 1ST FILING, PHASE 1, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN CABINET C, PAGE 51 B OF THE PLAT RECORDS OF ECTOR COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 04/01/2025

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: ECTOR County Courthouse, Texas at the following location: At the front door of the Ector County Courthouse (West Entrance), or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.



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The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, or Zoey Fernandez, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Xome, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on January 15, 2025.

/s/ Sarah A. Trad SBOT No. 24140355, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by:

Printed Name:



Shelley Nail

C&M No. 44-25-00004

FILED THIS 16 DAY OF
JAN, 2025
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Donna Trout DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 1/29/2015	Grantor(s)/Mortgagor(s): KEVIN ECKEL, AN UNMARRIED MAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, A TEXAS CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.
Recorded in: Volume: N/A Page: N/A Instrument No: 2015-00001671	Property County: ECTOR
Mortgage Servicer: Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
Date of Sale: 4/1/2025	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: At the front door of the Ector County Courthouse (West Entrance), or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 21, BLOCK 24, SPRINGDALE ADDITION 2ND FILING AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN VOLUME 8, PAGE 7, PLAT RECORDS, ECTOR COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Ramiro Cuevas, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Auction.com, Bobby Fletcher, David Ray, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Zia Nail or Zoey Fernandez, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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: 1/22/2025



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Wells Fargo Bank, N.A.

Dated: 1-23-25

Printed Name: Shelley Nail

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-25-106591-POS
Loan Type: FHA

FILED THIS 23 DAY OF
January, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Shelley Nail DEPUTY

10/1

Notice of [Substitute] Trustee 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.

1. Date, Time and Place of Sale.

Date: 04/01/2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: Ector County, Texas at the following location: **THE FRONT DOOR OF THE ECTOR COUNTY COURTHOUSE (WEST ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 1913 BACA DR, ODESSA, TX 79763

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/20/2021 and recorded 07/21/2021 in Document 15265, real property records of Ector County, Texas, with AARON JANSSEN, SINGLE MAN grantor(s) and ARK-LA-TEX FINANCIAL SERVICES, LLC, DBA BENCHMARK MORTGAGE as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue, Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by AARON JANSSEN, SINGLE MAN, securing the payment of the indebtedness in the original principal amount of \$252,169.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2022-01045-TX
22-000558-673

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

LOT 14, BLOCK 5, CIELO VISTA ADDITION, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 21, PAGE 31, PLAT RECORDS, ECTOR COUNTY, TEXAS.

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

PO BOX 24605

West Palm Beach, FL 33416-4605

Phone: 877-744-2506

Notice of [Substitute] Trustee Sale

9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: 1/22/25



Kenneth Lavine – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

For additional sale information visit: www.hubzu.com or (855) 882-1314

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

I am Shelley Nail Certificate of Posting whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 1-23-25 I filed this Notice of Foreclosure Sale at the office of the Ector County Clerk and caused it to be posted at the location directed by the Ector County Commissioners Court.

FILED THIS 23 DAY OF
January, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY [Signature] DEPUTY

13

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: **June 5, 2017**
Grantor(s): **Diana Donna Sandate, a single woman**
Original Mortgagee: **Mortgage Electronic Registration Systems, Inc., as nominee for Southwest Funding, LP**
Original Principal: **\$133,536.00**
Recording Information: **2017-00008465**
Property County: **Ector**
Property: **Lot 11, Block 21, Sherwood Addition, 2nd Filing, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat of record in Volume 3, Page 149, Plat Records, Ector County, Texas.**
Property Address: **4204 Clover Avenue
Odessa, TX 79762**

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: **NewRez LLC d/b/a Shellpoint Mortgage Servicing**
Mortgage Servicer: **Shellpoint Mortgage Servicing**
Mortgage Servicer Address: **75 Beattie Place
Greenville, SC 29601**

SALE INFORMATION:

Date of Sale: **April 1, 2025**
Time of Sale: **10:00 AM or within three hours thereafter.**
Place of Sale: **Ector County Courthouse, 300 N. Grant, Odessa, TX 79761 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**
Substitute Trustee: **Ramiro Cuevas, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Auction.com, Bobby Fletcher, David Ray, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Padgett Law Group, Michael J. Burns, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, any to act**
Substitute Trustee Address: **546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com**

APPOINTMENT OF SUBSTITUTE TRUSTEE:

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

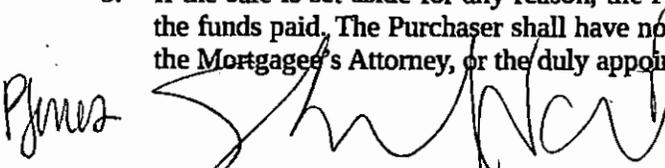
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

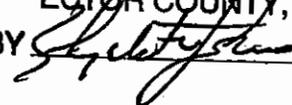
WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.


Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

FILED THIS 30 DAY OF
January, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS 2
BY  DEPUTY

PLG File Number: 25-000770-1

NOTICE OF FORECLOSURE 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 OR 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.

1. *Property to Be Sold.* The property to be sold is described as follows: LOT 15, BLOCK 27, FLEETWOOD ADDITION, 2ND FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 37, PLAT RECORDS, ECTOR COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 06/22/2007 and recorded in Book 2146 Page 856 Document 00010099 real property records of Ector County, Texas.

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

Date: 04/01/2025

Time: 10:00 AM

Place: Ector County, Texas at the following location: THE FRONT DOOR OF THE ECTOR COUNTY COURTHOUSE (WEST ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

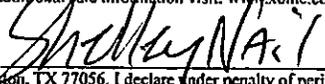
5. *Obligations Secured.* The Deed of Trust executed by KEITH DEHLS AND RAYNALDA DEHLS, provides that it secures the payment of the indebtedness in the original principal amount of \$85,158.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

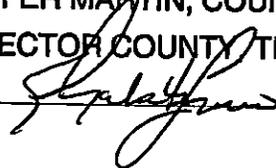
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.xome.com or (844) 400-9663

I am  whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 2-10-25 I filed this Notice of Foreclosure Sale at the office of the Ector County Clerk and caused it to be posted at the location directed by the Ector County Commissioners Court.

Certificate of Posting

FILED THIS 10th DAY OF February, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY TEXAS
BY  DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 9/29/2023	Grantor(s)/Mortgagor(s): DERRICK BROWN AND ALEXIS RASHA SANDERS, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATON SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR DHI MORTGAGE COMPANY, LTD., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2023-00016813	Property County: ECTOR
Mortgage Servicer: LoanCare, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, VA 23452
Date of Sale: 4/1/2025	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: At the front door of the Ector County Courthouse (West Entrance), or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 6, BLOCK 5, OF YUKON RIDGE, 1ST FILING, PHASE 1, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, PAGE 158-A, PLAT RECORDS OF ECTOR COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Ramiro Cuevas, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Auction.com, Bobby Fletcher, David Ray, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Zia Nail or Zoey Fernandez, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(f): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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: 1/31/2025

Shelley Nail

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for LoanCare, LLC

Dated: _____

Shelley Nail

Printed Name: _____

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

FILED THIS 10th DAY OF
February, 20 25

JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY *Shelley Nail* DEPUTY

MH File Number: TX-24-105196-POS
Loan Type: FHA

17K

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, TIME, PLACE OF SALE:

Date: Tuesday, the 1st day of April, 2025
Time: 10am or not later than three hours after that time
Place: AT THE FRONT DOOR OF THE ECTOR COUNTY COURTHOUSE (WEST ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Ector County, Texas.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: December 26, 2007
Grantor(s): Jesse Solis and spouse, Mayra Solis
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CitiMortgage, Inc., its successors and assigns
Original Principal: \$114,000.00
Recording Information: Deed Inst.# 00021964,
Current Mortgagee/Beneficiary: U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loan Trust 2021-G, Mortgage-Backed Securities, Series 2021-G
Secures: The Promissory Note (the "Note") in the original principal amount of \$114,000.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Ector
Property Description: (See Attached Exhibit "A")
Property Address: 3564 N Fremont Avenue, Odessa, TX 79764
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer Address: 75 Beattie Place, Suite 300 Greenville, SC 29601

File No.: 24-01744TX

9414836208551277864132

18/

SUBSTITUTE TRUSTEE(S):

Coury Jacocks, Rob Peebles, Shelley Nail, Zane Nail, Zia Nail, Zoey Fernandez or Donna Trout

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

I am Shelley Nail **Certificate of Posting** whose address is Donk, Tx. I declare
under penalty perjury that 2/6/25 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Ector

County Clerk and caused it to be posted at the location directed by the Ector County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

LOT 12, BLOCK 12, WESTGATE ACRES, 2ND FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 8, PAGE 51, PLAT RECORDS, ECTOR COUNTY, TEXAS.

FILED THIS 10th DAY OF
February, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY [Signature] DEPUTY

SERVBANK, SB (MYS)
TJERINA, DANIEL
1828 PETROLEUM DRIVE, ODESSA, TX 79762

FHA 494-5393564-703-203
Firm File Number: 25-042177

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 21, 2024, DANIEL RAY TJERINA AND ELVA CORINA TJERINA, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to BLACK, MANN & GRAHAM LLP, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR RIGHT START MORTGAGE, INC. DBA PROVIDENCE HOME LOANS in payment of a debt therein described. The Deed of Trust was filed in the real property records of ECTOR COUNTY, TX and is recorded under Clerk's File/Instrument Number 2024-00004957, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , Tuesday, April 1, 2025 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in ECTOR COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Ector, State of Texas:

LOT 8, BLOCK 30, FLEETWOOD ADDITION, 3RD FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 8, PAGE 20, PLAT RECORDS, ECTOR COUNTY, TEXAS.

Property Address: 1828 PETROLEUM DRIVE
ODESSA, TX 79762
Mortgage Servicer: SERVBANK, SB
Mortgagee: SERVBANK, SB
3138 E ELWOOD STREET
PHOENIX, AZ 85034

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

SUBSTITUTE TRUSTEE

Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Bobby Fletcher, David Ray, Doak Lambert, Dana Dennen, Shelley Nail, Zane Nail, Cassie Martin or Donna Trout
1 Mauchly
Irvine, CA 92618

WITNESS MY HAND this day February 5, 2025.

By: 
Ronny George
Texas Bar # 24123104
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565

*Postally
2/5/25*

21

Facsimile No: (847) 879-4823
Attorneys for SERVBANK, SB

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 military service to the sender of this notice immediately.

FILED THIS 10th DAY OF
February, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY [Signature] DEPUTY

22

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: June 5, 2017
Grantor(s): Diana Donna Sandate, a single woman
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Southwest Funding, LP
Original Principal: \$133,536.00
Recording Information: 2017-00008465
Property County: Ector
Property: Lot 11, Block 21, Sherwood Addition, 2nd Filing, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat of record in Volume 3, Page 149, Plat Records, Ector County, Texas.
Property Address: 4204 Clover Avenue
Odessa, TX 79762

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer Address: 75 Beattie Place
Greenville, SC 29601

SALE INFORMATION:

Date of Sale: April 1, 2025
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: Ector County Courthouse, 300 N. Grant, Odessa, TX 79761 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.
Substitute Trustee: Ramiro Cuevas, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Auction.com, Bobby Fletcher, David Ray, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Padgett Law Group, Michael J. Burns, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, any to act
Substitute Trustee Address: 546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com

APPOINTMENT OF SUBSTITUTE TRUSTEE:

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Planes

Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

CERTIFICATE OF POSTING

My name is Shelley Noel, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 2-6-25, I filed at the office of the Ector County Clerk to be posted at the Ector County courthouse this notice of sale.

Declarant's Name: Shelley Noel
Date: 2-6-25

Padgett Law Group
546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com
(850) 422-2520

WITNESS MY HAND this 6 day of Feb, 25
[Signature]

FILED THIS 7 DAY OF
FEB, 2025
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY [Signature] DEPUTY 3

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF 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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated February 10, 2022 and recorded under Clerk's File No. 2022-00002975, in the real property records of ECTOR County Texas, with Shelby Krystal Wilson, a married woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Community National Bank, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Shelby Krystal Wilson, a married woman securing payment of the indebtedness in the original principal amount of \$291,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Shelby Krystal Wilson. CITIZENS BANK NA f/k/a RBS CITIZENS NA is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Citizens Bank, N.A. a/k/a Citizens One Home Loans is acting as the Mortgage Servicer for the Mortgagee. Citizens Bank, N.A. a/k/a Citizens One Home Loans, is representing the Mortgagee, whose address is: PO BOX 2800, Glen Allen, VA 23058.

Legal Description:

LOT 2, BLOCK 21, GARDENDALE SUBDIVISION, 2ND FILING, A SUBDIVISION OF ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 8, PAGE 54, PLAT RECORDS, ECTOR COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 04/01/2025

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: ECTOR County Courthouse, Texas at the following location: At the front door of the Ector County Courthouse (West Entrance), or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.



ale

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE** Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail, Ramiro Cuevas, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Bobby Fletcher, David Ray, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on February 7, 2025.

/s/ Sarah A. Trad SBOT No. 24140355, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by:

Printed Name: Shelley Nail

C&M No. 44-25-00352

FILED THIS 20 DAY OF
February, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Jenima Zavala DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-12743-TX

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

Date: **4/1/2025**
Time: **The earliest time the sale will begin is 10:00 AM**, or within three (3) hours after that time.
Place: Ector County Courthouse, Texas, at the following location: 300 North Grant Avenue, Odessa, TX 79761 THE FRONT DOOR OF THE ECTOR COUNTY COURTHOUSE (WEST ENTRANCE) Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Property To Be Sold - The property to be sold is described as follows:

Lot 14, Block 3, Golder Acres, a Subdivision of Ector County, Texas, according to the map or plat of record in Volume 3, Page 136, Plat Records of Ector County, Texas.

Commonly known as: 800 W 67TH ST ODESSA, TX 79764-2707

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 11/16/2016 and recorded in the office of the County Clerk of Ector County, Texas, recorded on 11/18/2016 under County Clerk's File No 2016-00017049, in Book - and Page - of the Real Property Records of Ector County, Texas.

Grantor(s): REBECCA AGUILAR, AN UNMARRIED WOMAN
Original Trustee: M. KEITH STITT
Substitute Trustee: Nestor Solutions, LLC, Auction.com, Shelley Nail, Zane Nail, Zia Nail, Zoey Fernandez, Donna Trout, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Johnie Eads, Ed Henderson, Jeff Benton
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for GATEWAY MORTGAGE GROUP, LLC, its successors and assigns
Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property securing the above referenced loan.

T.S. #: 2025-12743-TX

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 mortgagee 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 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.

Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

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) the promissory note in the original principal amount of \$120,065.00, executed by REBECCA AGUILAR, AN UNMARRIED WOMAN, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for GATEWAY MORTGAGE GROUP, LLC, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

T.S. #: 2025-12743-TX

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Dated: 2-10-25

Nestor Solutions, LLC, Auction.com, Shelley Nail, Zane Nail, Zia Nail, Zoey Fernandez, Donna Trout, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Johnnie Fads, Ed Henderson, Jeff Benton

c/o Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

**SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:**

Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648

FILED THIS 10 DAY OF
February, 20 25
JENNIFER MARTIN, COUNTY CLERK
EGTOR COUNTY, TEXAS
BY Jarina Zauda DEPUTY

SERVBANK, SB (MYS)
HINK, ZACHARY
11 WILLOW DRIVE, ODESSA, TX 79765

VA 49-49-6-1471518
Firm File Number: 25-042201

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 1, 2020, ZACHARY HINK, A MARRIED MAN (JESSICA HINK ALSO SIGNED), as Grantor(s), executed a Deed of Trust conveying to BLACK, MANN, AND GRAHAM, LLP, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR LOANPAL, LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of ECTOR COUNTY, TX and is recorded under Clerk's File/Instrument Number 8034, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , Tuesday, April 1, 2025 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in ECTOR COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Ector, State of Texas:

FILE NO: 08-01939889

THE FOLLOWING DESCRIBED REAL PROPERTY IN ECTOR COUNTY, TEXAS:

LOT 17, BLOCK 8, NORTH PARK ADDITION, 5TH FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN CABINET B, PAGE-52-D, PLAT RECORDS, ECTOR COUNTY, TEXAS.

FOR INFORMATIONAL PURPOSES ONLY: MORE COMMONLY KNOWN AS 11 WILLOW DR, ODESSA, TX, 79765; HOWEVER, BY SHOWING THIS ADDRESS, NO ADDITIONAL COVERAGE IS PROVIDED.

APN: 21225-01120-00000

BEING THE SAME PROPERTY CONVEYED TO ZACHARY HINK BY DEED FROM JOSHUA GRIMES, A SINGLE PERSON RECORDED 06/18/2018 IN DEED INSTRUMENT NO. 201800009809, IN THE REGISTER'S OFFICE OF ECTOR COUNTY, TEXAS.

Property Address: 11 WILLOW DRIVE
ODESSA, TX 79765
Mortgage Servicer: SERVBANK, SB
Mortgagee: SERVBANK, SB
3138 E ELWOOD STREET
PHOENIX, AZ 85034

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

SUBSTITUTE TRUSTEE

Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, , Bobby Fletcher, David Ray, Doak Lambert, Dana Dennen, Shelley Nail, Zane Nail, Cassie Martin or Donna Trout, Auction.com

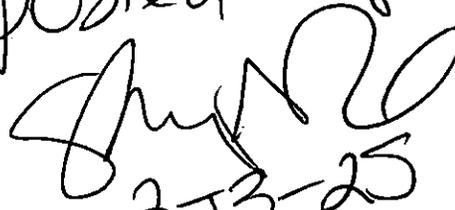
31 k

1 Mauchly
Irvine, CA 92618

WITNESS MY HAND this day February 12, 2025.


By: _____
Ronny George
Texas Bar # 24123104
Grant Tabor
Texas Bar # 24027905
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for SERVBANK, SB

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 military service to the sender of this notice immediately.

posted by

2-13-25

FILED THIS 13 DAY OF
FEB, 2025
ANNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
Y Judith Dorel DEPUTY

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: May 4, 2020	Original Mortgagor/Grantor: RODNEY STRUCK AND MARY STRUCK
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LAKEVIEW LOAN SERVICING, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2020-8377	Property County: ECTOR
Mortgage Servicer: LOANCARE, LLC	Mortgage Servicer's Address: 3637 SENTARA WAY, VIRGINIA BEACH, VIRGINIA 23452

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures:Note in the original principal amount of \$290,496.00, executed by ESTATE OF RODNEY STRUCK and payable to the order of Lender.

Property Address/Mailing Address: 7201 DONATELLO ST, ODESSA, TX 79765

Legal Description of Property to be Sold: LOT 39, BLOCK 4, RENAISSANCE ESTATES, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET B, PAGES 77-A, B AND C, PLAT RECORDS, ECTOR COUNTY, TEXAS.

Date of Sale: April 1, 2025	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: Ector County Courthouse, 300 N. Grant, Odessa, TX 79761 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, LAKEVIEW LOAN SERVICING, LLC, the owner and holder of the Note, has requested Ramiro Cuevas, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Auction.com, Bobby Fletcher, David Ray, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez whose address is 1 Mauchly Irvine, CA 92618 OR Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez whose address is 14800 Landmark Blvd., Suite 850, Dallas,



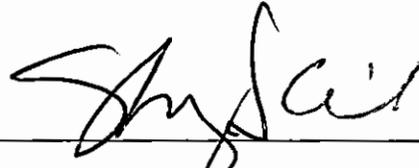
TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Ramiro Cuevas, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Auction.com, Bobby Fletcher, David Ray, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez whose address is 1 Mauchly Irvine, CA 92618 OR Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Ramiro Cuevas, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Auction.com, Bobby Fletcher, David Ray, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez whose address is 1 Mauchly Irvine, CA 92618 OR Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Ramiro Cuevas, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Auction.com, Bobby Fletcher, David Ray, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez OR Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112

FILED THIS 20 DAY OF
February, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Carman Mages DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2024-12007-TX

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

Date: 4/1/2025
Time: The earliest time the sale will begin is 10:00 AM , or within three (3) hours after that time.
Place: Ector County Courthouse, Texas, at the following location: 300 North Grant Avenue, Odessa, TX 79761 THE FRONT DOOR OF THE ECTOR COUNTY COURTHOUSE (WEST ENTRANCE)
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Property To Be Sold - The property to be sold is described as follows:

LOT 13, BLOCK 5, REPLAT OF BRENTWOOD, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 3, PAGE 10, PLAT RECORDS, ECTOR COUNTY, TEXAS.

Commonly known as: 2726 EISENHOWER ROAD ODESSA, TX 79762-7644

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 9/30/2013 and recorded in the office of the County Clerk of Ector County, Texas, recorded on 10/7/2013 under County Clerk's File No 2013-00016421, in Book -- and Page -- of the Real Property Records of Ector County, Texas.

Grantor(s): MICHAEL GARCIA AN UNMARRIED MAN
Original Trustee: ALLAN B. POLUNSKY
Substitute Trustee: Nestor Solutions, LLC, Auction.com, Shelley Nail, Zane Nail, Zia Nail, Zoey Fernandez, Donna Trout, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Johnie Eads, Ed Henderson, Jeff Benton
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for PRIMELENDING, A PLAINSCAPITAL COMPANY, its successors and assigns
Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation

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R

T.S. #: 2024-12007-TX

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property securing the above referenced loan.

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 mortgagee 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 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.

Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$114,880.00, executed by MICHAEL GARCIA AN UNMARRIED MAN, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for PRIMELENDING, A PLAINSCAPITAL COMPANY, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

T.S. #: 2024-12007-TX

Dated: 2-20-25

Nestor Solutions, LLC, Auction.com, Shelley Nail, Zane Nail, Zia Nail,
Zoey Fernandez, Donna Trout, Jim Mills, Susan Mills, Andrew Mills-
Middlebrook, George Hawthorne, Johnie Eads, Ed Henderson, Jeff Benton

c/o Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648

FILED THIS 20 DAY OF
February, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Carmon Marquez DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: February 14, 2025

FILED THIS 25 DAY OF
February, 20 25

DEED OF TRUST

Date: September 6, 2021
Grantor: Cindy Paez and Rosalba Hernandez
Original Trustee: David Pyke
Substitute Trustee: LINDY POCHUCHA
Original Beneficiary: L. A. M. Property Management, LLC
Current Beneficiary: Mitchell Liberty Fund, LLC
County Where Property is Located: Ector County, Texas
Recorded in: Document No. 2021-19208 of the Official Public Records of Ector County, Texas.

JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Shoreia Robinson DEPUTY

Property:

Being Lot 5, Block 2, out of New Trinidad Addition, Ector County, Texas, according to the plat thereof recorded in Cabinet C, Page 105-D, Ector County Plat Records.

NOTE SECURED BY DEED OF TRUST

Date: September 6, 2021
Amount: \$30,000.00
Maker: Cindy Paez and Rosalba Hernández
Original Payee: L. A. M. Property Management, LLC
Current Payee & Holder of Note: Mitchell Liberty Fund, LLC

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 3311 55th Street, Lubbock, TX 79413

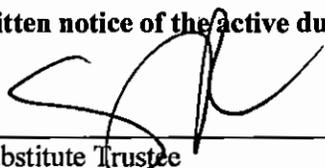
DATE OF SALE OF PROPERTY: Tuesday, April 1, 2025, between 10:00 A.M., or within three (3) hours thereafter.

PLACE OF SALE OF PROPERTY: The sale will occur at the location designated by the Ector County Commissioners Court in accordance with Section 51.002 (a) of the Texas Property Code. **The current designated location is the West Entrance of the Ector County Courthouse which is located at 300 N Grant Street, Odessa, TX 79760.**

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property described in said Deed of Trust by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

NOTICE TO MEMBERS OF THE ARMED FORCES OF THE UNITED STATES

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.



Substitute Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: February 14, 2025

FILED THIS 25 DAY OF
February, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Sharrice Robinson DEPUTY

DEED OF TRUST

Date: October 27, 2017
Grantor: Efren E. Andrade and wife, Samantha Andrade
Original Trustee: Joe Moreno
Substitute Trustee: LINDY POCHUCHA
Original Beneficiary: Raymond Vega and wife, Vanessa Juarez
Current Beneficiary: Pierce Liberty Fund, LLC
County Where Property is Located: Ector County, Texas
Recorded in: Document No. 2017-00016658 of the Official Public Records of Ector County, Texas.

Property:

Lot 4, Block 1, Jayde Subdivision, being a replat of Lot 18, Block 26, Westridge Subdivision, 2nd Filling, a Subdivision of Ector County Texas, according to the map or Plat thereof of record in Cabinet B, Page 171C, Plat Records, Ector County, Texas. EXCEPT ALL oil, gas and other Minerals, in, on, or under said land as heretofore reserved by prior Grantors; and a 16X52 Schult Mobile Home; Serial #N222298A&B.

NOTE SECURED BY DEED OF TRUST

Date: October 27, 2017
Amount: \$119,900.00
Maker: Efren E. Andrade and wife, Samantha Andrade
Original Payee: Raymond Vega and wife, Vanessa Juarez
Current Payee & Holder of Note: Pierce Liberty Fund, LLC

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 3311 55th Street, Lubbock, TX 79413

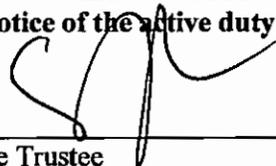
DATE OF SALE OF PROPERTY: Tuesday, April 1, 2025, between 10:00 A.M., or within three (3) hours thereafter.

PLACE OF SALE OF PROPERTY: The sale will occur at the location designated by the Ector County Commissioners Court in accordance with Section 51.002 (a) of the Texas Property Code. **The current designated location is the West Entrance of the Ector County Courthouse which is located at 300 N Grant Street, Odessa, TX 79760.**

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property described in said Deed of Trust by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

NOTICE TO MEMBERS OF THE ARMED FORCES OF THE UNITED STATES

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.


Substitute Trustee

NOTICE OF TRUSTEE'S SALE

Date of Notice: February 19th, 2025

Trustee: Jonathan Jasniak

Trustees' Addresses: Jonathan Jasniak
404 Wimberly St.
Fort Worth, Texas 76107

Lender: Jaz Land, LLC, a Texas limited liability company
404 Wimberly St.
Fort Worth, Texas 76107

Holder: Jaz Land, LLC, a Texas limited liability company
404 Wimberly St.
Fort Worth, Texas 76107

Note: That certain Promissory Note Title dated December 22nd, 2024, from Carlos Despaigne Vega, as borrower, to Lender, as lender, in the original principal amount of \$129,189.53

Deed of Trust:

Date: Effective as of December 22nd, 2024

Grantor: Carlos Despaigne Vega

Lender: Jaz Land, LLC, a Texas limited liability company

Holder: Jaz Land, LLC, a Texas limited liability company

Recording Information: File # 2025-00000533 Ector County, TX

Property: Lot 21 out of a 227.151 acre tract of land out of Section 11, Block 44, T-2-S, T & P RR Co. Survey, Ector County, TX

County: Ector County, Texas

Date of Sale (first Tuesday of the month): April 1st, 2025

Time of Sale: 10:00 a.m. or 1:00 p.m.

Place of Sale: Ector County Courthouse, 300 N Grant Ave Odessa, TX 79761

Jonathan Jasniak (individually, a "Trustee") has been appointed by Holder as a Trustee under the Deed of Trust. Holder has instructed them as Trustee or as an individual Trustee, whichever the case may be, to offer the Property for sale toward satisfaction of said Note.

Notice is given that on the Date of Sale, a Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three (3) hours thereafter.

NOTICE IS FURTHER GIVEN that, except to the extent that the Trustee(s) may bind and obligate the mortgagor(s) to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made "AS IS" "WHERE IS" without any representations or warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

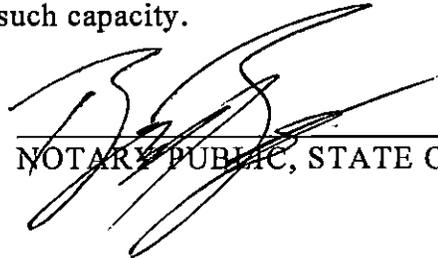
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 of the Texas Property Code. Assert and protect your rights as 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.


Jonathan Jasniak, Trustee

ACKNOWLEDGMENT

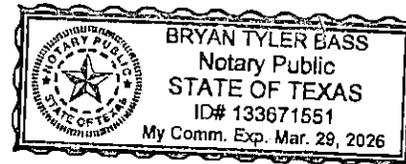
STATE OF TEXAS §
 §
COUNTY OF Hudspeth §

This instrument was acknowledged before me on this 19th day of February, 2025, by Jonathan Jasniak, Trustee, in such capacity.


NOTARY PUBLIC, STATE OF TEXAS

AFTER FILING RETURN TO:

Jaz Land, LLC
404 Wimberly St.
Fort Worth, Texas 76107



FILED THIS 26 DAY OF February, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Jennifer DEPUTY
Camp

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NOTICE OF 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 OR 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.

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

Being a portion of Tract 53, NORTH GATE SUBDIVISION, a Subdivision of part of Section 45, Block 42, T-1-S, T&P RR Co. Survey, Ector County, Texas, more particularly described by metes and bounds attached hereto on Exhibit "A" and made a part hereof.

2. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligation") including but not limited to (a) the Note in the original principal amount of \$900,000.00, executed by Truck "n" Stop LLC, and payable to the order of West Texas Frame & Alignment, LLC; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtedness of Truck "n" Stop LLC to West Texas Frame & Alignment, LLC, the current owner and holder of the Obligations and the beneficiary under the Deed of Trust. Questions concerning the sale may be directed to Eben D. Warner, III, at 712 N. Texas, Odessa, Texas, 79761.

3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust recorded in Document Number 2023-00005333, Official Public Records, Ector County, Texas.

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

Date: April 1, 2025, between 10:00 a.m. and 1:00 p.m.
Time: Earliest time of sale will begin is 10:00 a.m.
Place: Front door (West entrance) of Ector County Courthouse or as otherwise designated by County Commissioner.

5. **Terms of Sale.** The Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to Section 51.0075 of the Texas Property Code, the Trustee or any Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

6. **Default ad Request to Act.** Default has occurred under the Deed of Trust, and the beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as Substitute Trustee to conduct the sale.

Dated: February 26, 2025.

EBEN D. WARNER, III, P.C.



EBEN D. WARNER, III

712 N. TEXAS

ODESSA, TEXAS 79761

(432) 332-6955

(432) 332-0536 FAX

BEARING at a 1/2" iron rod set in pavement in the south boundary of Interstate Highway 20 and in the west boundary of Main Street, in the east boundary of Lot 16, Block 10, of the Replat of Penwell Townsite, a subdivision of land as of record in Volume 2, Page 75, Sector County Plat Record, for the northeast corner of this tract, from which point the platted original north-east corner of Lot 16 (now in Interstate Highway 20 right-of-way) bears N 15° 04' W, 12.6 feet; said point is also the northeast corner of a 0.917 acre tract of land;

THENCE S 15° 04' E, along the east boundary of Lots 16 through 23, and west boundary of Main Street, 187.4 feet to the southeast corner of Lot 23 and 0.917 acre tract, for an east corner of this tract;

THENCE S 74° 36' W, along the south boundary of Lot 23 and north boundary of 4th Street, at 130 feet pass the southwest corner of Lot 23, in the east boundary of a 20-foot wide strip (0.115 acre) of land originally platted as an alley; at 150 feet pass west boundary of same and southeast corner of Lot 24, Block 10; at 180 feet pass the common corner of Lots 24 and 25; at 204 feet pass the common corner of Lots 25 and 26, in all, 230 feet to the southwest corner of Lot 26 and 0.917 acre tract, for an interior corner of this tract; said point is in the east boundary of a 2.36 acre tract;

THENCE S 15° 04' E, 30 feet to a 1/2" iron rod in the south boundary of the Replat of Penwell Townsite for the southwest corner of a 2.36 acre tract and an interior corner of this tract, from which point a 2-1/4" iron pipe in the east boundary Section 6 and at the southeast corner of Replat of Penwell Townsite bears N 74° 56' E, 1610 feet, from which point the southeast corner Section 6 bears S 25° 03-1/2' E, 2434.4 feet; said point is in the north boundary of a 2.24 acre tract;

THENCE N 74° 56' E, along the north line of 2.24 acre tract and south line of Penwell Townsite, 238.43 feet to a railroad spike set in the west line of Farm Road 1601, for the northwest corner of 2.24 acre tract and an east corner of this tract;

THENCE southerly along the curved west line of Farm Road 1601, curvature left, Radius = 1960 feet, a distance on curve of 308.6 feet to a 1" iron pipe marked "165" for the southeast corner of 2.24 acre tract and this tract;

THENCE S 74° 55' 30" W, 364.25 feet to a 3/4" iron pipe marked "145" for the southwest corner of 2.24 acre tract and this tract;

THENCE N 15° 06' W 300.3 feet to a 1" galvanized iron pipe mark "155" in the south boundary of Penwell Townsite Replat for the northeast corner of 2.24 acre tract and an interior corner of this tract, from which point a 1-1/4" iron pipe in the east boundary of Section 6 and at the southeast corner of Penwell Townsite, bears N 74° 56' E, 1666.1 feet; said point is on the south boundary of a 2.36 acre tract of land;

THENCE S 74° 56' W, with south boundary of Replat of Penwell Townsite, at 293.93 feet pass a 1/2" iron rod for southeast corner of a 50-foot road easement, at 343.93 feet pass a 1/2" iron rod for southwest corner of same, in all 637.86 feet to a 1/2" galvanized iron pipe for a north corner of a 97.86 acre tract and west corner of 2.36 acre tract and this tract, from this point a 1/2" galvanized iron pipe at the northeast corner of 97.86 acre tract bears S 74° 56' W, 84.0 feet, and S 15° 02' E, 5.7 feet; said west corner is in south boundary of Interstate Highway 20, and N 61° 51' E, 10.2 feet from a band in said boundary;

THENCE N 61° 51' E, with south boundary of Interstate Highway 20, at 579.31 feet pass a 1/2" iron rod for northeast corner of 50-foot road easement, at 630.67 feet pass a 1/2" iron rod for northeast corner of same, in all 671.0 feet to a brass monument in concrete for bond in highway and a north corner of 2.36 acre tract and this tract;

THENCE N 67° 57' E, with the south boundary of Interstate Highway 20, a distance of 313.04 feet to a 1/2" iron rod at the northeast corner of Phillips Truck Stop (0.917 acre tract), for the northeast corner of 2.36 acre tract and a north corner of this tract;

THENCE N 61° 07' 30" E, at 100.71 feet pass west boundary of Lot 17, Block 10; at 126.89 feet pass a point in the north line of Lot 17 and south line of Lot 16, from which point the common west corner of said two lots bears S 74° 56' W, 26.0 feet; continuing, in all 211.63 feet to the place of beginning, containing 5.54 acres of land, more or less.

SUBJECT TO mineral reservations and covenants made by pt. Loc. Grantors.

EXHIBIT "A"

FILED THIS 24 DAY OF February, 20 25 46

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY *Christina* DEPUTY

25-270780

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: July 28, 2021	Original Mortgagor/Grantor: JOSHUA CLINT ARNETT AND GLORIA YAMEL ARNETT
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCIAL RESOURCES, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2021-15929	Property County: ECTOR
Mortgage Servicer: LOANCARE LLC	Mortgage Servicer's Address: 3637 SENTARA WAY, VIRGINIA BEACH, VIRGINIA 23452

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures:Note in the original principal amount of \$237,813.00, executed by JOSHUA ARNETT AKA JOSHUA CLINT ARNETT and payable to the order of Lender.

Property Address/Mailing Address: 17031 N INDIAN BLANKET TRAIL, GARDENDALE, TX 79758

Legal Description of Property to be Sold: LOT 9, BLOCK 1, DREAM CATCHER ADDITION, A SUBDIVISION OF ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET B, PAGE 149-C, PLAT RECORDS, ECTOR COUNTY, TEXAS..

Date of Sale: April 1, 2025	Earliest time Sale will begin: 10:00 AM
------------------------------------	--

Place of sale of Property: Ector County Courthouse, 300 N. Grant, Odessa, TX 79761

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, LAKEVIEW LOAN SERVICING, LLC, the owner and holder of the Note, has requested Shelley Nail, Donna Trout, Zane Nail, Zia Nail, or Zoey Fernandez whose address is 750 HIGHWAY 121 BYP SUITE 100 LEWISVILLE, TX 75067 OR Ramiro Cuevas, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Auction.com, Bobby Fletcher, David Ray, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez whose address is 1 MAUCHLY IRVINE, CA 92618 OR Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez whose address is 14800



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LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, or Zoey Fernandez whose address is 750 HIGHWAY 121 BYP SUITE 100 LEWISVILLE, TX 75067 OR Ramiro Cuevas, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Auction.com, Bobby Fletcher, David Ray, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez whose address is 1 MAUCHLY IRVINE, CA 92618 OR Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Shelley Nail, Donna Trout, Zane Nail, Zia Nail, or Zoey Fernandez whose address is 750 HIGHWAY 121 BYP SUITE 100 LEWISVILLE, TX 75067 OR Ramiro Cuevas, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Auction.com, Bobby Fletcher, David Ray, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez whose address is 1 MAUCHLY IRVINE, CA 92618 OR Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

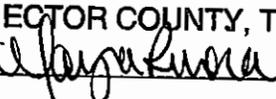


SUBSTITUTE TRUSTEE

Shelley Nail, Donna Trout, Zane Nail, Zia Nail, or Zoey Fernandez OR Ramiro Cuevas, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Auction.com, Bobby Fletcher, David Ray, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez OR Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112

FILED THIS 27th DAY OF
February, 20 25

JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY  DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S)
IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY
INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE.
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Matter No.: 121630-TX

Date: February 28, 2025

County where Real Property is Located: Ector

ORIGINAL MORTGAGOR: OSCAR MORALES AND ERICA PANDO, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2023-A

MORTGAGE SERVICER: FAY SERVICING, LLC

DEED OF TRUST DATED 5/14/2018, RECORDING INFORMATION: Recorded on 5/15/2018, as Instrument No. 2018-00007704 and later modified by a loan modification agreement recorded as Instrument 2260 on 02/01/2022

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): THE EAST ONE-HALF (E/2) OF LOT 2 AND THE EAST 90 FEET OF THE WEST ONE-HALF (E90 OF W/2) OF LOT 2, BLOCK 18, OCOTILLO PARK, 2ND FILING, A SUBDIVISION OF ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 33, PLAT RECORDS, ECTOR COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 4/1/2025, the foreclosure sale will be conducted in Ector County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

FAY SERVICING, LLC is acting as the Mortgage Servicer for U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2023-A who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. FAY SERVICING, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2023-A
c/o FAY SERVICING, LLC
1601 LBJ Freeway, Suite 150
Farmers Branch, TX 75234



40 5

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE SHELLEY NAIL, DONNA TROUT, ZANE NAIL, ZOEY FERNANDEZ, ZIA NAIL, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

*Postal by
Ry/NB
3-6-25*

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

FILED THIS 6 DAY OF
March, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Jessy Handz DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 30, 2020, AMILKAR CERVERA, A SINGLE MAN, executed a Deed of Trust/Security Instrument conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2020-5948 in the DEED OF TRUST OR REAL PROPERTY RECORDS of ECTOR COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, APRIL 1, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at Ector County Courthouse, 300 N. Grant, Odessa, TX 79761 in **ECTOR COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

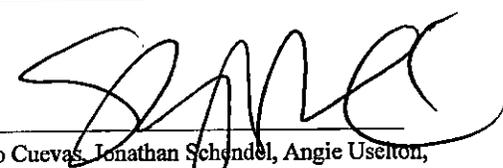
Said Real Estate is described as follows: LOT 31, BLOCK 62, REPLAT OF LOTS 8 THRU 18, BLOCK 62, WINDSOR HEIGHTS ADDITION, 6TH FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 10, PAGE 26, PLAT RECORDS, ECTOR COUNTY, TEXAS; SAVE AND EXCEPT ALL OIL, GAS AND OTHER MINERALS IN, ON AND UNDER SAID LAND.

Property Address: 3924 E EVERGLADE AVE, ODESSA, TX 79762
Mortgage Servicer: NATIONSTAR
Noteholder: SAILFISH SERVICING, LLC
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

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 duty military service to the sender of this notice immediately.

WITNESS MY HAND this 6 day of March 25 

Ramiro Cuevas, Jonathan Schendel, Angie Useilton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Auction.com, Bobby Fletcher, David Ray, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez; Catherine Carroll, Kristina McCrary, Marinosci Law Group PC

FILED THIS 6 DAY OF March, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Jules Hernandez DEPUTY

Substitute Trustee Address:
Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

250

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: February 24, 2025

Source of Lien (Deed of Trust):

Dated: Approximately March 10, 2020

Grantor: Sauls and Fogerson, Inc. a/k/a Sauls & Fogerson, Inc.

Substitute Trustee: Amber James, Substitute Trustee

Substitute Trustee's Mailing Address: 1610 5th Avenue, Fort Worth, Texas 76104

Substitute Trustee's Physical Address: 1610 5th Avenue, Fort Worth, Texas 76104

Beneficiary: SouthWest Bank (the "Bank")

Recording Information: Filed as Instrument No. 2020-5821 of the Deed of Trust Records of Ector County, Texas, and all survey plats, schedules, and exhibits thereto.

Obligations Secured (Promissory Note):

Date: March 10, 2020

Amount: \$247,500.00

Debtor/Obligor: Sauls and Fogerson, Inc. a/k/a Sauls & Fogerson, Inc.

Original Payee: SouthWest Bank

Holder: SouthWest Bank

Property: Lots 14, 15, and 16 and the South 80' of Lots 17, 18, and 19, Block 3, EAST OVER ADDITION, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof of record in Volume 3, Page 344, Deed Records, Ector County, Texas; EXCEPT all oil, gas and other minerals as heretofore reserved by prior grantors.

Owner: Sauls and Fogerson, Inc. a/k/a Sauls & Fogerson, Inc.

Date of Sale of Property: April 1, 2025

Earliest Time of Sale of Property: 1:00 p.m. (Central Time)

Place of Sale of Property: At the entrance of the Ector County Courthouse or as designated by the County Commissioners or, if the preceding area is no longer the

designated area, then at the area most recently designated by the Ector County Commissioner's Court.

The Deed of Trust dated approximately March 10, 2020 and recorded Instrument No. 2020-5821 of the Deed of Trust Records of Ector County, Texas, and the Texas Property Code grant to the Bank a lien against the Property, including attorney's fees and costs established by the Bank pursuant to the Deed of Trust.

Sauls and Fogerson, Inc. a/k/a Sauls & Fogerson, Inc. has defaulted on the payment of its Promissory Note obligations owing to the Bank and the same is now wholly due. The Bank is the owner and holder of the Promissory Note which is secured by the Deed of Trust. The Bank has, under the Deed of Trust, appointed the Substitute Trustee identified above and has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the indebtedness owed on the Promissory Note.

Therefore, notice is hereby given that on the Date of Sale of Property at the Earliest Time of Sale of Property (or within 3 hours of the Earliest Time of Sale of Property), the Bank will sell the Property at the Place of Sale of Property to the highest bidder for cash, except that the Bank may credit bid against the indebtedness owing to the Bank, subject to all superior liens and encumbrances of record.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the foreclosure sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee (or Successor Substitute Trustees).

The Property will be sold *AS IS, WHERE IS, IN ITS PRESENT PHYSICAL CONDITION*,¹ 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.

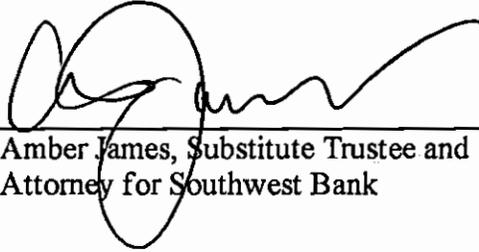
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

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

¹ See Texas Property Code § 51.009.

52

Grantor, the Beneficiary, the Substitute Trustee, or the attorney for the Substitute Trustee or the Beneficiary.

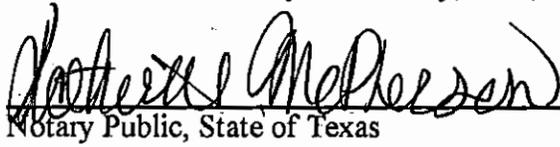

Amber James, Substitute Trustee and
Attorney for Southwest Bank

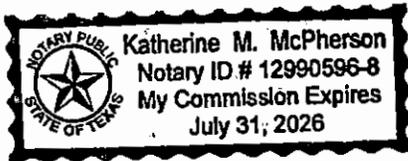
STATE OF TEXAS

§
§
§

COUNTY OF TARRANT

This instrument was acknowledged before me on the 24th day of February, 2025, by Amber James, Substitute Trustee.


Notary Public, State of Texas



FILED THIS 6 DAY OF
March, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Guineada Campos DEPUTY

1509 WESTBROOK AVE
ODESSA, TX 79761-1837

00000009847195

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.

1. Date, Time, and Place of Sale.

Date: April 01, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: WEST ENTRANCE OF THE ECTOR COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 29, 2019 and recorded in Document CLERK'S FILE NO. 2019-00009104; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2022-00012801 real property records of ECTOR County, Texas, with CLIFTON A GARZA AND ERICA L GARZA HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CLIFTON A GARZA AND ERICA L GARZA HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$388,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC
635 WOODWARD AVE.
DETROIT, MI 48226

FILED THIS 7 DAY OF
March, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Jarina Zaudke DEPUTY



1509 WESTBROOK AVE
ODESSA, TX 79761-1837

0000009847195

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, JONATHAN SCHENDEL, ANGIE USELTON, CHARLES GREEN, LISA BRUNO, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, JOSHUA SANDERS, MATTHEW HANSEN, ALEENA LITTON, AUCTION.COM, BOBBY FLETCHER, DAVID RAY, DANA DENNEN, SHELLEY NAIL, DONNA TROUT, CASSIE MARTIN, ZANE NAIL, JOHN MCCARTHY, OR DAVID CARRILLO whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Il sb

Elmth Carl

Israel Saucedo

Certificate of Posting

My name is Elizabeth Cardenas, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 3/7/25 I filed at the office of the ECTOR County Clerk and caused to be posted at the ECTOR County courthouse this notice of sale.

Elmth Carl

Declarants Name: Elizabeth Cardenas

Date: 3/7/25

55

1509 WESTBROOK AVE
ODESSA, TX 79761-1837

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0000009847195

ECTOR

EXHIBIT "A"

THE NORTH 10 FEET OF LOT 7, ALL OF LOT 6, AND THE SOUTH 10 FEET OF LOT 5, BLOCK 8, IDLEWILD ESTATES, 2ND FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 8, PAGE 1, PLAT RECORDS, ECTOR COUNTY, TEXAS.

56

1402 WILSHIRE DR
ODESSA, TX 79761

00000010388379

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.

1. Date, Time, and Place of Sale.

Date: April 01, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: WEST ENTRANCE OF THE ECTOR COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 21, 2015 and recorded in Document INSTRUMENT NO: 2015-00013040 real property records of ECTOR County, Texas, with DEBBIE MOSSBARGER AKA DEBORAH L. MOSSBARGER AND DAVID J. MOSSBARGER, WIFE AND HUSBAND, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DEBBIE MOSSBARGER AKA DEBORAH L. MOSSBARGER AND DAVID J. MOSSBARGER, WIFE AND HUSBAND, securing the payment of the indebtednesses in the original principal amount of \$117,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC
635 WOODWARD AVE.
DETROIT, MI 48226

FILED THIS 7 DAY OF
March, 20 25

JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Jarina Zavala DEPUTY



57

1402 WILSHIRE DR
ODESSA, TX 79761

00000010388379

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, JONATHAN SCHENDEL, ANGIE USELTON, CHARLES GREEN, LISA BRUNO, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, JOSHUA SANDERS, MATTHEW HANSEN, ALEENA LITTON, AUCTION.COM, BOBBY FLETCHER, DAVID RAY, DANA DENNEN, SHELLEY NAIL, DONNA TROUT, CASSIE MARTIN, ZANE NAIL, JOHN MCCARTHY, OR DAVID CARRILLO whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Il sub

Elmer Case

Israel Saucedo

Certificate of Posting

My name is Elizabeth Cardenas, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 3/7/25 I filed at the office of the ECTOR County Clerk and caused to be posted at the ECTOR County courthouse this notice of sale.

Elmer Case

Declarants Name: Elizabeth Cardenas

Date: 3/7/25

1402 WILSHIRE DR
ODESSA, TX 79761

00000010388379

00000010388379

ECTOR

EXHIBIT "A"

LAND SITUATED IN THE CITY OF ODESSA IN THE COUNTY OF ECTOR IN THE STATE OF TX

LOT 17, BLOCK 10, PARKER PLACE ADDITION, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN VOLUME 3, PAGE 134, PLAT RECORDS, ECTOR COUNTY,
TEXAS.

59

2732 CHESTNUT AVE
ODESSA, TX 79762

00000010325199

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.

1. Dnte, Time, and Place of Sale.

Date: April 01, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: WEST ENTRANCE OF THE ECTOR COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 16, 2016 and recorded in Document INSTRUMENT NO. 2016-00010977 real property records of ECTOR County, Texas, with DONNIE FREDERICK AND KATHY MAKIK AKA KATHY MALIK, HUBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DONNIE FREDERICK AND KATHY MAKIK AKA KATHY MALIK, HUBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$93,243.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC
635 WOODWARD AVE.
DETROIT, MI 48226

FILED THIS 7 DAY OF
March, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Jarina Zouab DEPUTY



2732 CHESTNUT AVE
ODESSA, TX 79762

00000010325199

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, JONATHAN SCHENDEL, ANGIE USELTON, CHARLES GREEN, LISA BRUNO, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, JOSHUA SANDERS, MATTHEW HANSEN, ALEENA LITTON, AUCTION.COM, BOBBY FLETCHER, DAVID RAY, DANA DENNEN, SHELLEY NAIL, DONNA TROUT, CASSIE MARTIN, ZANE NAIL, JOHN MCCARTHY, OR DAVID CARRILLO whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Israel Saucedo

Elmatt Carr

Israel Saucedo

Certificate of Posting

My name is Elizabeth Cardenas, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 3/7/25 I filed at the office of the ECTOR County Clerk and caused to be posted at the ECTOR County courthouse this notice of sale.

Elmatt Carr

Declarants Name: Elizabeth Cardenas

Date: 3/7/25

61

2732 CHESTNUT AVE
ODESSA, TX 79762

00000010325199

00000010325199

ECTOR

EXHIBIT "A"

LAND SITUATED IN THE CITY OF ODESSA IN THE COUNTY OF ECTOR IN THE STATE OF TX

LOT 39, BLOCK 11, RE-PLAT OF BRENTWOOD, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 3, PAGE 10, PLAT RECORDS, ECTOR COUNTY, TEXAS.

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF ECTOR §

WHEREAS, on May 6, 2021, **Tex Dame Properties LLC** (herein the "Grantor"), executed and delivered a Deed of Trust (the "Deed of Trust") conveying to **Greg Burgess**, as Trustee, the herein below described property to secure **Prosperity Bank the successor by merger with FirstCapital Bank of Texas**, in the payment of al debts and indebtedness (collectively the "Notes") therein described, the Deed of Trust being filed and recorded under Clerk's Instrument Number 10420 in the Official Public Records of Ector County, Texas, to which reference is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of the Notes and the same are now wholly due, and **Prosperity Bank** (the "Beneficiary"), the owner and holder of the Notes, has requested the undersigned to sell the Property to satisfy the Notes; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed **L. David Smith, Shelley Nail, Donna Trout, Zane Nail, Zia Nail and Zoey Fernandez**, any of whom may act independently as Substitute Trustee to enforce the Trust, and any of whom may conduct the sale of the Property and may be contacted as indicated on the signature block below.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I, **L. David Smith**, hereby give notice that I or one of the other Substitute Trustees whose names and addresses are set out below, will sell the Property at public auction to the highest bidder, for cash,

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on **Tuesday, April 1, 2025**. The earliest time at which the sale will occur shall be at **10:00 o'clock A.M.** and it may take place not later than three hours after said time, and the sale shall take place in the area which has been designated as the area for foreclosures to take place, being the front door of the Ector County Courthouse (West Entrance) or as designated by the Ector County Commissioner's Court as the area for foreclosures to be held. This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

Lot 14, Block 19, Rhoades replat of Bellaire Heights, an addition to the City of Odessa, Ector County, Texas, according to map or plat thereof of record in Volume 3, Page 43, of the Plat Records of Ector County, Texas.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

SUBSTITUTE TRUSTEES

NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:

**L. David Smith, Shelley Nail, Donna Trout, Zane Nail, Zia Nail and Zoey Fernandez
c/o L. David. Smith
2618 Kittansett Circle
Katy Texas 77450**

Telephone: (281)788-3666
Email: ldslaw7@gmail.com

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 5th day of March, 2025.

L. David Smith Substitute Trustee

L. David. Smith, Substitute Trustee
2618 Kittansett Circle
Katy Texas 77450
Telephone: (281) 788-3666
Email: ldslaw7@gmail.com

*Posteal Bd
3-10-25*

Original Filed for Record this 10 day of
March, 2025 at 4:50 clock P.M.
JENNIFER MARTIN
County Clerk, Ector County, Texas
By Elizabeth Jones Deputy

A&M/Morales-YC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: March 10, 2025

NOTE:

DATE: December 22, 2021
AMOUNT: \$135,000.00
MAKER: Yaraldi Chafra Morales Single Woman
PAYEE: Arkad Investments LLC

DEED OF TRUST:

DATE: December 22, 2021
GRANTOR: Yaraldi Chafra Morales Single Woman
BENEFICIARY: Arkad Investments LLC
COUNTY WHERE PROPERTY IS LOCATED: Ector
TRUSTEE: Michael H. Patterson
RECORDING INFORMATION: Document No. 20220119000019, Official Records of Ector County, Texas

PROPERTY: Lot 11, Block 2, Hillside Addition, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat of record in Volume 3, Page 94, Plat Records, Ector County, Texas.

LENDER/HOLDER NOW: A & M Heritage Holdings, Ltd., dba A & M Investment

BORROWER/DEBTOR NOW: Yaraldi Chafra Morales

SUBSTITUTE TRUSTEE: Shelley Nail or Coby Nail or Donna Trout or Zane Nail or Zoey Fernandez or Zia Nail or David Garvin

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth, TX 76179

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

April 1, 2025, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

"In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Default has occurred in the payment of the Note and in performance of the obligations of

WLS

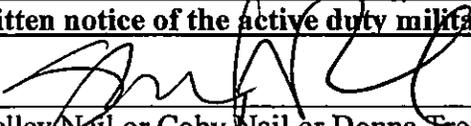
the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

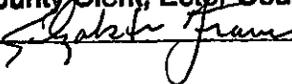
The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011

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.


Shelley Nail or Coby Nail or Donna Trout
or Zane Nail or Zoey Fernandez or Zia Nail
or David Garvin, Substitute Trustee

Original Filed for Record this ___ day of
March, 2015 at 4:46'clock P.M.
JENNIFER MARTIN
County Clerk, Ector County, Texas
By  Deputy

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS

§

COUNTY OF ECTOR

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This Notice of Foreclosure Sale is executed as of the date set forth below with respect to the following:

Deed of Trust (as amended, restated, modified, supplemented or assigned, the "**Deed of Trust**"):

- Dated: February 22, 2019
- Grantor: Jose A. Marquez and Maribel Marquez
- Lender: Community National Bank
- Original Trustee: William D Stovall
- Recorded: March 05, 2019, as Document Number 2019-00003440 in the Official Public Records of Ector County, Texas, as modified by that certain Modification of Deed of Trust dated August 16, 2019 and recorded on August 27, 2019 as Document Number 2019-15144 in the Official Public Records of Ector County, Texas
- Secures: Promissory Note, dated February 22, 2019, in the original principal amount of \$115,000.00, executed by Marquez Construction & Maintenance, LLC, a Texas limited liability company, and payable to the order of Lender (as amended, restated, modified, supplemented or assigned from time to time, the "**Note**")
- Lender's Address: Community National Bank
Attn: Alan Kaup
500 W. Illinois Ave.
Midland, TX 79701
- Property: The real property described in Exhibit A attached hereto, together with any and all rights, privileges and appurtenances pertaining thereto and improvements located thereon, and all tangible and intangible property and rights thereto described in the Deed of Trust or related security agreements.
- Substitute Trustee: Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez

Substitute Trustee's Address: c/o Munsch Hardt Kopf & Harr, P.C.
500 N. Akard St., Suite 4000
Dallas, TX 75201
Attn: Macy D. Smith

Foreclosure Sale: (the "Foreclosure Sale")

Date: Tuesday, April 1, 2025

Time: The Foreclosure Sale will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m., local time.

Place: The front door of the Ector County Courthouse (west entrance) (or another location as designated for foreclosure sales by the Ector County Commissioners Office pursuant to § 51.002 of the Texas Property Code).

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be credited against the outstanding indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of such default(s), Lender, the owner and holder of the Note, has requested that Substitute Trustee sell the Property at the Foreclosure Sale.

The Deed of Trust encumbers both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personalty, fixtures, equipment and other tangible and intangible property described in the Deed of Trust or any related security agreements in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place of the Foreclosure Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder in accordance with the Deed of Trust.

Be advised that the Foreclosure Sale shall be subject to Debtor's current occupancy of the Property, which may not be disbursed except with the prior consent of the United States Bankruptcy Court for the Western District of Texas El Paso Division, or another court of competent jurisdiction.

[SIGNATURE PAGE FOLLOWS]

WITNESS MY HAND this 11 day of March, 2025.

Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez
Substitute Trustee
c/o Munsch Hardt Kopf & Harr, P.C.
500 North Akard Street, Suite 4000
Dallas, Texas 75201
Attn: Macy D. Smith

STATE OF TEXAS §
 §
COUNTY OF ECTOR §

I, the undersigned Notary Public, do hereby certify that Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez personally appeared before me this day and acknowledged that he/she is the Substitute Trustee duly appointed by Lender, and that by authority duly given, he/she executed the foregoing instrument in the above mentioned capacity, for the purposes and consideration set forth therein.

WITNESS my hand and official seal this 11 day of March, 2025.

Notary Public, State of Texas
Commission Expires: 10.8.2028
Printed Name: Miriam Jimenez

Exhibit A: Real Property Description

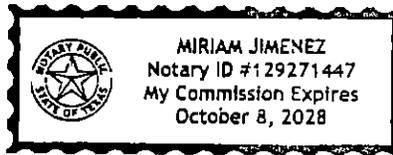


EXHIBIT A

REAL PROPERTY DESCRIPTION

Tract I:

BEING a 5.385 acre tract of land out of a 108.82 acre tract of land out of the south part of Section 45, Block 42, T-2-S, T. & P. RR. Co. Survey, Ector County, Texas, said 3.39 acre tract being described more fully by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap set for the SE corner of this tract; from whence the SE corner of Section 45, T-2-S, T. & P. RR. Co. Survey, Ector County, Texas bears S. 75° 21' 02" E. 436.66', S. 10° 09' 06" E. 535.81' and N. 76° 28' 26" E. 406.89';

THENCE N. 75° 21' 02" W. 329.3' to a 1/2" iron rod with cap found for the NE corner of a 5.42 acre tract, the SE corner of a 16.91 acre tract, and for the SW corner of this tract;

THENCE N. 15° 20' 45" E. 716.01' along the east line of said 16.91 acre tract to a 1/2" iron rod with cap found for an interior corner of said 16.91 acre tract and for the NW corner of this tract;

THENCE S. 73° 34' 44" E. 330.7' to a 1/2" iron rod with cap set for the NE corner of this tract;

THENCE S. 15° 20' 45" W. 705.8' to the PLACE OF BEGINNING.

Containing 5.385 Acres of Land

Tract II:

Being a 16.91 acre tract of land out of a 108.82 acre tract of land out of the South part of Section 45, Block 42, T-2-S, T. & P. RR. Co. Survey, Ector County, Texas being described by metes and bounds as follows:

BEGINNING at a 1/2" I. R. with cap set in the South part of Section 45, Block 42, T-2-S, T. & P. RR. Co. Survey, Ector County, Texas for the SE corner of this tract; from whence the SE corner of said Section 45 bears S. 75° 21' 02" E. 766.15', S. 10° 09' 06" E. 535.81' and N. 76° 28' 26" E. 406.89';

THENCE N. 15° 20' 45" E. 716.0' to a 1/2" iron rod with cap found for an interior corner of this tract;

THENCE S. 73° 34' 44" E. 432.72' to a 1/2" iron rod with cap found for an angle point of this tract;

THENCE N. 10° 09' 06" W. 587.73' to a 1/2" iron rod with cap found for the most NE corner of this tract;

THENCE S. 76° 28' 34" W. 848.76' to a 1/2" iron rod with cap found in the East Right-of-Way line of U.S. Highway #385 for the NW corner of this tract

THENCE S. 19° 58' 37" W. 838.98' along the East Right-of-Way line of U.S. Highway #385 to a 1/2" iron rod with cap found for the SW corner of this tract;

THENCE S. 75° 21' 02" E. 631.45' to the PLACE OF BEGINNING.

Containing 16.91 Acres of Land

FILED THIS 11 DAY OF
March, 20 25

JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS

BY [Signature] DEPUTY

Foreclosure Sale: (the "Foreclosure Sale")

- Date:** Tuesday, April 1, 2025
- Time:** The Foreclosure Sale will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m., local time.
- Place:** The front door of the Ector County Courthouse (west entrance) (or another location as designated for foreclosure sales by the Ector County Commissioners Office pursuant to § 51.002 of the Texas Property Code).
- Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be credited against the outstanding indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of such default(s), Lender, the owner and holder of the Note, has requested that Substitute Trustee sell the Property at the Foreclosure Sale.

The Deed of Trust encumbers both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personalty, fixtures, equipment and other tangible and intangible property described in the Deed of Trust or any related security agreements in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place of the Foreclosure Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder in accordance with the Deed of Trust.

Be advised that the Foreclosure Sale shall be subject to Debtor's current occupancy of the Property, which may not be disbursed except with the prior consent of the United States Bankruptcy Court for the Western District of Texas El Paso Division, or another court of competent jurisdiction.

[SIGNATURE PAGE FOLLOWS]

WITNESS MY HAND this 11 day of March, 2025.

Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez
Substitute Trustee
c/o Munsch Hardt Kopf & Harr, P.C.
500 North Akard Street, Suite 4000
Dallas, Texas 75201
Attn: Macy D. Smith

STATE OF TEXAS §
 §
COUNTY OF ECTOR §

I, the undersigned Notary Public, do hereby certify that Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez personally appeared before me this day and acknowledged that he/she is the Substitute Trustee duly appointed by Lender, and that by authority duly given, he/she executed the foregoing instrument in the above mentioned capacity, for the purposes and consideration set forth therein.

WITNESS my hand and official seal this 11 day of March, 2025.

Notary Public, State of Texas
Commission Expires: 10.8.2028
Printed Name: Miriam Jimenez

Exhibit A: Real Property Description

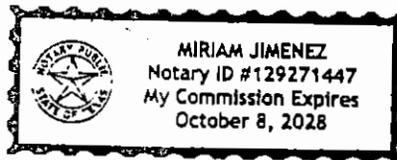


EXHIBIT A

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BEGINNING at a 1/2" iron rod with cap set for the SE corner of this tract; from whence the SE corner of Section 45, T-2-S, T. & P. RR. Co. Survey, Ector County, Texas bears S. 75° 21' 02" E. 436.66', S. 10° 09' 06" E. 535.81' and N. 76° 28' 26" E. 406.89';

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BEGINNING at a 1/2" I. R. with cap set in the South part of Section 45, Block 42, T-2-S, T. & P. RR. Co. Survey, Ector County, Texas for the SE corner of this tract; from whence the SE corner of said Section 45 bears S. 75° 21' 02" E. 766.15', S. 10° 09' 06" E. 535.81' and N. 76° 28' 26" E. 406.89';

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THENCE S. 73° 34' 44" E. 432.72' to a 1/2" iron rod with cap found for an angle point of this tract;

THENCE N. 10° 09' 06" W. 587.73' to a 1/2" iron rod with cap found for the most NE corner of this tract;

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THENCE S. 19° 58' 37" W. 838.98' along the East Right-of-Way line of U.S. Highway #385 to a 1/2" iron rod with cap found for the SW corner of this tract;

THENCE S. 75° 21' 02" E. 631.45' to the PLACE OF BEGINNING.

Containing 16.91 Acres of Land

FILED THIS 11 DAY OF
March, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY [Signature] DEPUTY

Sena Capital, LLC, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Crystelle Wood
Matthew Wood
1116 East 44th St., Odessa, TX 79762
Sent via first class mail and CMRR # 9489 0178 9820 3031 7778 47

NOTICE OF TRUSTEE'S SALE

WHEREAS Crystelle Wood and Matthew Wood executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Ector County, Texas and is recorded under Clerk's File/Instrument Number 2023-00003753, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 1st day of April, 2025

Time: The sale shall begin no earlier than 11:00 A.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Ector County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Lot 9, Block 28, SHERWOOD ADDITION, 3rd Filing, an Addition to the City of Odessa, Ector County, Texas, according to the plat of record in the Plat Records of Ector County, Texas, SUBJECT to all mineral reservations heretofore made. and more commonly known as 1116 E. 44th St., Odessa TX 79762 (collectively, the "Property").

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

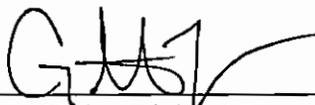
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey, Garrett Ferguson,
Orion Hutchin
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

FILED THIS 11 DAY OF
MARCH, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Gynda Campos DEPUTY

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