,20 25 JENNIFER MARTIN, COUNTY CLERK OR COUNTY, TEXAS

1813 Twin Falls Drive, Odessa, TX 79762

25-008881

#### 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:

09/02/2025

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 09/28/2022 and recorded in the real property records of Ector County, TX and is recorded under Clerk's File/Instrument Number 2022-00019803, with Kimberly Marie Rayos Mora and Angel Herrera Morales (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for DHI Mortgage Company, Ltd mortgagee to which reference is herein made for all purposes.
- 4. Obligations Secured. Deed of Trust or Contract Lien executed by Kimberly Marie Rayos Mora and Angel Herrera Morales, securing the payment of the indebtedness in the original amount of \$281,089.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Carrington Mortgage Services, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.
- 5. Property to be Sold. LOT 80, BLOCK 23, DESERT RIDGE, 2ND FILING, PHASE 4, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET C, PAGES 92-A, B AND C, 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. Carrington Mortgage Services, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Carrington Mortgage Services, LLC 1600 South Douglass Road - Suite 200-A Anaheim, CA 92806

SUBSTITUTE TRUSTEE

Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez or AUCTION.COM OR Kirk Schwartz, Esq. or Carson Emmons, Esq. or Justin Ritchie, Esq. or Jeffrey Kramer, Esq. c/o Albertelli

Law

6565 N MacArthur Blvd, Suite 470

Irving, TX 75039

CERTIFICATE OF POSTING
My name is LONNA ROLL, and my address is 1320 Greenway Drive, Suite 300, Irving, TX
75038. I declare under penalty of perjury that on 713 203 I filed at the office of
the Ector County Clerk and caused to be posted at the Ector County courthouse this notice of sale.
Alone of the Alone
100 much stown
Declarants Name; Would TROUT
Date: 7/3/2025

**D** 

4

#### 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:**

05/22/2023 Date:

Grantor(s): JAKELINE PAREDES, AN UNMARRIED MAN AND BIANCA MONIQUE

VALADEZ, AN UNMARRIED WOMAN

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS Original Mortgagee:

NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS

SUCCESSORS AND ASSIGNS

Original Principal:

\$125,681.00

**Recording Information:** 

Instrument 2023-00008865

**Property County:** 

Property:

(See Attached Exhibit "A")

Reported Address:

3113 MERRILL AVE, ODESSA, TX 79764-6634

# **MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** 

Idaho Housing and Finance Association

Mortgage Servicer: Current Beneficiary: Idaho Housing and Finance Association Idaho Housing and Finance Association

Mortgage Servicer Address:

565 W. Myrtle, Boise, ID 83702

### SALE INFORMATION:

Date of Sale:

Tuesday, the 2nd day of September, 2025

Time of Sale:

10:00AM or within three hours thereafter.

Place of Sale:

AT THE FRONT DOOR OF THE ECTOR COUNTY COURTHOUSE (WEST ENTRANCE) in Ector County, Texas, Or, if the preceding area(s) is/are no longer the

area(s) designated by the Ector County Commissioner's Court, at the area most recently

designated by the Ector County Commissioner's Court.

WHEREAS, the above-named Grantor 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 were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and 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, Donna Trout, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; 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:

- The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
- 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, Donna Trout, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, 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.
- This sale shall be subject to any legal impediments to the sale of the Property and 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 of the Deed of Trust.

FILED THIS 3\_ DAY OF JENNIFER MARTIN, COUNTY CLERK

POSTPKG 3PG1 9658-2814 2147044772

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a 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 offered "AS-IS", purchasers 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 interests 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.

Substitute Trustee(s): 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, Donna Trout, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by: Bonial & Associates, P.C. 14841 Dallas Parkway, Suite 350, Dallas, TX 75254 AS ATTORNEY FOR THE HEREIN IDENTIFIED MORTGAGEE AND/OR MORTGAGE SERVICER

**Certificate of Posting** 

whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare I filed and / or recorded this Notice of Foreclosure Sale at the under penalty of perjury that on office of the Ector County Clerk and caused it to be posted at the location directed by the Ector County Commissioners Court.

Exhibit "A"

NORTH 51 FEET OF LOT 16, BLOCK 16, TERRACE HILLS ADDITION, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGE 47, PLAT RECORDS OF ECTOR COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

PG<sub>2</sub> **POSTPKG** 9658-2814 2147044772

JED THIS 10 DAY OF

JULY , 20 25

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY Socket free DEPUTY

4321 N GRANDVIEW AVE ODESSA, TX 79762-0000 00000010519908

#### 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: September 02, 2025

Time: The sale will begin at 12:00 PM 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 31, 2023 and recorded in Document INSTRUMENT NO. 2023-00015020 real property records of ECTOR County, Texas, with PATRICK TELLEZ, A SINGLE PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS. INC. ("MERS") AS NOMINEE, mortgagee.
- 4. Obligations Secured. Deed of Trust or Contract Lien executed by PATRICK TELLEZ, A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$100,344.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK 999 N.W. GRAND BLVD STE 110 OKLAHOMA CITY, OK 73118-6077

NTSS00000010519908

Page 1 of 3

FCTX\_NTSS.spt (11/17/2020)-S Ver-03

4321 N GRANDVIEW AVE ODESSA, TX 79762-0000

00000010519908



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 herby remove the original trustee and all successor substitute trustees and appoints in their steed 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

Certificate of Postin	ş
-----------------------	---

My name is _	1	N							4004	<b>5</b> 6			a :	100
My name is _	HAISEL	PORILAZ			and	my	adoress	is c	0 4004	Belt	Line	Koad,	Suite	100,
Addison, Texas											— ı	filed a	t the	office
of the ECTOR Co	ounty Clerk and	caused to be pos	ted at the E	CTOR Cou	nty co	urtho	ouse this r	notice (	of sale.					
Declarants Name	: Anter	PARAZ												
	<del>_</del>													
Date: 7-11	v- 25													

FCTX\_NTSS.rpt (11/17/2020)-S Ver-03

Page 2 of 3

4321 N GRANDVIEW AVE ODESSA, TX 79762-0000 00000010519908

00000010519908

ECTOR



### EXHIBIT "A"

LOT 11, BLOCK 28, 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.

FCTX\_NTSS.rpt (11/17/2020)-S Ver-03

Page 3 of 3

#### 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:

09/02/2025

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 09/28/2022 and recorded in the real property records of Ector County, TX and is recorded under Clerk's File/Instrument Number 2022-00019803, with Kimberly Marie Rayos Mora and Angel Herrera Morales (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for DHI Mortgage Company, Ltd mortgagee to which reference is herein made for all purposes.
- 4. Obligations Secured. Deed of Trust or Contract Lien executed by Kimberly Marie Rayos Mora and Angel Herrera Morales, securing the payment of the indebtedness in the original amount of \$281,089.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Carrington Mortgage Services, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.
- 5. Property to be Sold. LOT 80, BLOCK 23, DESERT RIDGE, 2ND FILING, PHASE 4, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET C, PAGES 92-A, B AND C, 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. Carrington Mortgage Services, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Carrington Mortgage Services, LLC 1600 South Douglass Road - Suite 200-A Anaheim, CA 92806

SUBSTITUTE TRUSTEE

Auction.com LLC of Agency Sales and Posting LLC or Xome Inc. and Tejas Corporate Trustee LLC OR Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez OR Kirk Schwartz, Esq. or Carson Emmons, Esq. or Justin Ritchie, Esq. or Jeffrey Kramer, Esq. c/o Albertelli Law 6565 N MacArthur Blvd, Suite 470 Irving, TX 75039

My name is and my address in 1320 Greenway Deive, Suite 300, Irving, TX 75038. I degrate under penalty of perjury that on 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

FILED THIS 10

JENNIFÉR MÁRTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

# 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.: 137302-TX

Date: July 15, 2025

County where Real Property is Located: Ector

ORIGINAL MORTGAGOR:

MARIA ELSA MELCHOR, A SINGLE WOMAN

**ORIGINAL MORTGAGEE:** 

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SUCCESS MORTGAGE PARTNERS, INC. DBA SMP MORTGAGE, INC., ITS SUCCESSORS

AND ASSIGNS

**CURRENT MORTGAGEE:** 

PennyMac Loan Services, LLC

MORTGAGE SERVICER:

PennyMac Loan Services, LLC

DEED OF TRUST DATED 7/28/2015, RECORDING INFORMATION: Recorded on 7/30/2015, as Instrument No. 2015-00011474

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 25, BLOCK 24, CRESCENT PARK ADDITION, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 3, PAGE 78, PLAT RECORDS, ECTOR COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/2/2025, 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.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC 3043 Townsgate Rd, Suite 200 Westlake Village, CA 91361

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.

Page 1 of 2



AP NOS/SOT 08212019

Matter No.: 137302-TX

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, ZIA NAIL, ZOEY FERNANDEZ, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, JAY JACOBS, 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 self 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 Hämilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

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 Posted By Tory Fernands 07/17/2025.

FILED THIS 17th DAY OF

JUN , 20 Z5

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY LAW CLESS DEPUTY

# NOTICE OF TRUSTEE'S SALE

#### **DEED OF TRUST INFORMATION:**

Grantor(s)	Linda Lee Chesshire	Deed of Trust Date	December 8, 2009
Original Mortgagee	MetLife Home Loans, a Division of	Original Principal	\$217,500,00
	MetLife Bank, N.A.		
Recording	Instrument #: 2009-00018459 Book #:	Original Trustee	Robert K. Fowler, Esq.
Information	2398 Page #: 232 in Ector County, Texas		' '
Property Address	1432 E. 35th Street, Odessa, TX 79762	Property County	Ector .

#### **MORTGAGE SERVICER INFORMATION:**

Current Mortgagee	Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as owner trustee for Cascade Funding Mortgage Trust AB2	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as owner trustee for Cascade Funding Mortgage Trust AB2	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

#### SALE INFORMATION:

Date of Sale	09/02/2025
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The front door of the Ector County Courthouse (West Entrance) in Ector County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Ector County Commissioner's Court.
Substitute Trustees	Shelley Nail, Zane Nail, Donna Trout, Zia Nail, Zoey Fernandez, Taherzadeh, PLLC, Auction.com, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

#### **PROPERTY INFORMATION:**

Legal Description as per the Deed of Trust:

LOT 2, BLOCK 10, RHOADES REPLAT OF BELLAIRE HEIGHTS, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 3, PAGE 43, PLAT RECORDS, ECTOR COUNTY, TEXAS.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

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

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 other 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. The sale shall not cover any part of the property that has been released from the lien of 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.

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 281-01124

PAGE 1

# NOTICE OF TRUSTEE'S SALE

Pursuant to the Deed of Trust, the Beneficiary 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to 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.

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

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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.

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

Dated July 16, 2025.

<u>/s/ Selim H. Taherzadeh</u>

Selim H. Taherzadeh 15851 N. Dallas Parkway, Suite 410 Addison, TX 75001

(469) 729-6800

Return to: TAHERZADEH, PLLC

15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

Posted By:
They Fernanchy

17/19/2025

# FILED FOR RECORD

Cause No.: A-25-05-0558-CV

By Deputy Rodriguez, Jennifer

Ector County, Texas 07/14/2025 2:14:14 PM Guadaiupe Navarrette

District Clerk

#### CAUSE NUMBER A-25-05-0558-CV

INTHE DISTRICT COURT

IN RE: ORDER FOR FORECLOSURE CONCERNING

1432 E. 35TH STREET ODESSA, TX 79762

**UNDER TEX. R. CIV. PROC. 736** 

Petitioner:

WILMINGTON SAVINGS FUND SOCIETY, § FSB, NOT IN ITS INDIVIDUAL CAPACITY § BUT SOLELY IN ITS CAPACITY AS OWNER § TRUSTEE FOR CASCADE FUNDING § MORTGAGE TRUST AB2,

Respondent(s):

LINDA LEE CHESSHIRE.

OF ECTOR COUNTY, TEXAS

70th JUDICIAL DISTRICT

# **DEFAULT ORDER ALLOWING FORECLOSURE**

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as owner trustee for Cascade Funding Mortgage Trust AB2, Petitioner, on behalf of itself, its successors and assigns, has brought before this Court for consideration its Application for Court Order Allowing Foreclosure of a Lien Under Texas Constitution Article XVI, Section 50(k)(6) ("Application"). Having considered the evidence presented, the Court finds that:

- 1) the Application complies with Texas Rule of Civil Procedure ("TRCP") 736.1;
- 2) the Application was properly served in accordance with TRCP 736.3;
- 3) a Respondent did not file a response to the Application by the due date; and
- 4) the return of service has been on file with the Clerk of the Court for at least 10 days; and
- 5) Petitioner has established the basis for foreclosure and finds that:

**DEFAULT ORDER** 

281-01124

- (a) Petitioner is the holder of a Texas Home Equity Conversion Note secured by a lien created under Texas Constitution Article XVI, Section 50(k). A debt exists.
- (b) The obligation secured by the lien sought to be foreclosed is in default.
- (c) The requisite notice to cure the default has been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and the opportunity to cure has expired. Before the Application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

#### IT IS THEREFORE ORDERED that:

1. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as owner trustee for Cascade Funding Mortgage Trust AB2, together with its successors and assigns, is hereby authorized to serve Notice of Sale on each Respondent and may proceed with a foreclosure sale in accordance with the security agreement and Texas Property Code Section 51.002 concerning the property with a commonly known mailing address of 1432 E. 35th Street, Odessa, TX 79762 and legal description as described in the Real Property Records of Ector County, Texas as follows:

LOT 2, BLOCK 10, RHOADES REPLAT OF BELLAIRE HEIGHTS, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 3, PAGE 43, PLAT RECORDS, ECTOR COUNTY, TEXAS.

2. The name and last known address of each Respondent subject to the order are:

Linda Lee Chesshire 6 Swallow Ln Bella Vista, AR 72714

**DEFAULT ORDER** 

3. The recording or indexing information of each lien to be foreclosed is as follows:

Instrument #: 2009-00018459 Book #: 2398 Page #: 232 in the Real Property Records of Ector County, Texas.

- 4. A conformed copy of an Order Allowing Foreclosure must be attached to the Trustee or Substitute Trustee's Foreclosure Deed in accordance with TRCP 736.12.
- 5. Petitioner may communicate with each Respondent and all third parties as reasonably necessary to conduct a foreclosure sale.
- 6. Notice of Foreclosure Sale must be mailed to Respondent's counsel by certified mail if a Respondent is represented by counsel.

7/14/2025 12:37:52 PM

Signed, this	day of		 _, 2025.

Judge Presiding

# Approved as to form by:

By: /s/ Scott H. Crist

- ☐ Selim H. Taherzadeh
  Texas Bar No. 24046944
  st@taherzlaw.com
- ☐ Jeremiah B. Hayes
  Texas Bar No. 24048532
  jh@taherzlaw.com
- Scott H. Crist
  Texas Bar No. 24057814
  sc@taherzlaw.com
  15851 N Dallas Parkway, Ste 410
  Addison, TX 75001
  Telephone: (469) 729-6800

Facsimile: (469) 828-2772 ATTORNEYS FOR PETITIONER

# **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.

Ector County Texas Home Equity Security Instrument

Date of Security Instrument:

March 27, 2008

Amount:

\$48,949.88

Grantor(s):

THOMAS YOUNG, REBECCA YOUNG, HUSBAND AND

WIFF

Original Mortgagee:

CITIFINANCIAL, INC.

Current Mortgagee:

CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET

TRUST

Original Trustee:

D GAMBOA

Mortgage Servicer and Address:

FAY SERVICING, LLC 1601 LBJ Freeway, Suite 150

Farmers Branch, TX 75234

Recording Information:

Recorded on 4/3/2008, as Instrument No. 00005394 in Book

2235 Page 821 Ector County, Texas

Legal Description:

The W. 100' of Lot Fourteen (14), Block Two (2), Golder Acres, an addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof of record in Volume 3,

Page 136, Plat records, Ector County, Texas.

Date of Sale:

9/2/2025

Earliest Time Sale Will Begin:

10:00 AM.

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

WHEREAS, a DEFAULT ORDER was entered on 5/15/2025, under Cause No. D24091164CV, in the 358TH Judicial District Court of Ector County, Texas;

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, California 92108, (713) 293-3618.



4848265

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 state above or within three (3) hours after that time.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagoe, or the Mortgagee's Attorney.

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 the notice immediately.

EXECUTED in multiple originals on 7/15/2025.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney

Aldridge Pite, LLP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108

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 866-931-0036 Posted By: Toey Fornandy 07/17/2025

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

FILED THIS 17th DAY OF

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

TS Number: 123965-TX

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, On the 22nd day October, 2021, TIFFANY DENISE WOODCOX executed a Deed of Trust conveying to ZACHARY HOFFMAN, Trustee, the real estate hereinafter described to secure ALFONSO ESTRADA, JR. and wife, ERENDIRA AGUILAR ESTRADA, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 2021-22611, in the Official Public Records of Ector County, Texas; and

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; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 2nd day of September, 2025, I will sell said real estate at the front (West Entrance) door of the County Court House in Ector County, Texas, to the highest bidder for cash. The earliest time that the sale will take place is 10:00 A. M.

This Sale is subject to outstanding taxes, restrictions, and all other items of record.

Said real estate is described as follows:

Being a 0.23 acre tract of land in the North part of Lot1, Block 12, WESTOVER ACRES, 2nd Filing, a Subdivision of Ector County, Texas, according to the map or plat thereof of record in office of the Ector County Clerk, said tract being being by metes and bounds on Exhibit "A"; EXCEPT all oil, gas and other minerals as heretofore reserved by prior grantors

"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."

WITNESS MY HAND this day of July 202

JIMMY/W. PEACOČK, Substitute Trustee ATKINS, HOLLMANN, JONES, PEACOCK

LEWIS & LYON 3800 E. 42nd, Ste. 500 Odessa, Texas 79762

(432) 331-1600

# **EXHIBIT 'A"**

FIELD NOTES OF A 0.23 ACRE TRACT OF LAND IN THE NORTH PART OF LOT 1, BLOCK 12, WESTOVER ACRES, 2ND FILING, A SUBDIVISION IN ECTOR COUNTY, TEXAS.

BEGINNING at a 1/2 inch iron rod in the squib boundary line of West 24th Street, for the northwest corner of this tract from which point the northwest corner of this tract from which point the northwest corner of Lot 1, Block 12, Westover Acres, 2nd Fling, a Subdivision in Ector County, Texas recorded in Volume 5, Page 5, Ector County Mat Records bears S74\*42307W, 231.65 feet;

THENCE N74°42'30°E, along the north boundary line of said West 24th Street and the north boundary line of said Lot 1, Block 12, 100 feet to a 1/2 inch iron rod and cap #280 set for the northwest corner of another 0.23 acre tract and the northwest corner of this tract

THENCE S15°14'E, 100 feet to a 1/2 inch iron rod and cap #240 set for the southwest comer of said other 9.23 acre tract and the southeast corner of this tract;

THENCE S74°42'30"W, 100 feet to a 1/2 inch iron rod found for the southwest corner of this tract;

THENCE N15°14'W, 100 feet to the place of beginning and containing 0.23 acres of land.

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY DEPUTY

21

# <u>NOTICE OF SUBSTITUTE TRUSTEE'S SALE</u>

# 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.: 132426-TX

Date: July 22, 2025

County where Real Property is Located: Ector

ORIGINAL MORTGAGOR: ADAN RODRIGUEZ, SINGLE MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS

BENEFICIARY, AS NOMINEE FOR SFMC LP DBA SERVICE FIRST

MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY

MORTGAGE SERVICER: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY

DEED OF TRUST DATED 5/8/2020, RECORDING INFORMATION: Recorded on 5/11/2020, as Instrument No. 2020-8202

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 17, BLOCK 5, GREEN ADDITION, A SUBDIVISION OF ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 2, PLAT RECORDS, ECTOR COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/2/2025, 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 12:00 PM, 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.

SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY is acting as the Mortgage Servicer for SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, as Mortgage Servicer, is representing the Mortgagee, whose address is:

SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY 2105 Waterview Pkwy, Ste 102 Richardson, TX 75080

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.

Page 1 of 2



AP NOS/SOT 08212019

Matter No.: 132426-TX

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 AUCTION.COM, LLC AND ALDRIDGE PITE, LLP, AGENCY SALES AND POSTING, LLC 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 Auction.com, 1 Mauchly, Irvine, CA 92618.

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

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 24th DAY OF

TUY, 20 25

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY Brandon Figueta DEPUTY

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 SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated March 6, 2023, executed by HOLLY KAY MEYN AND JOHN RICHARD MEYN, A MARRIED COUPLE, AND BOBBIE JO SMITH, AN UNMARRIED PERSON, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21<sup>ST</sup> MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 2023-00004274, Official Public Records of Ector County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, or Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on Tuesday, September 2, 2025, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Ector County Courthouse at the place designated by the Commissioner's Court for such sales in Ector County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 1987 Metamora Manufactured Home, Serial No. 4377019215.

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.

EXECUTED this \7 day of July, 2025.

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney

UPTON, MICKITS & HEYMANN, L.L.P.

802 N. Carancahua, Suite 450 Corpus Christi, Texas 78401

Telephone:

(361) 884-0612

Facsimile:

(361) 884-5291

THE STATE OF TEXAS COUNTY OF NUECES

Email: clittlefield@umhlaw.com

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this W day of July, 2025, to certify which witness my hand and official seal.

NORMA JEAN HESSELTINE My Notary ID # 3823871 Expires December 11, 2025

# EXHIBIT "A"

Lot 5, Block 13, Chaparral Estates, 5th Filing, a Subdivision of Ector County, Texas, according to the map or plat of record in Volume 20, Page 40, Plat Records of Ector County, Texas.

FILED THIS 24th DAY OF

TULY 20 25

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY Brandah Francisco DEPUTY

### **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:

Lot 9, Block 34, CRESCENT PARK ADDITION, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof of record in Volume 3, Page 78, Plat Records, Ector County, Texas.

- 2. <u>Obligations Secured</u>. The Deed of Trust provides that is 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 \$79,000.00, dated April 27, 2007, executed by ROBBY ANAYA ROMAN, and payable to the order of RAFAEL A. SYLVAS; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtedness of ROBBY ANAYA ROMAN to RAFAEL A. SYLVAS, is the current owner and holder of the Obligations and is 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. <u>Instrument to be Foreclosed</u>. The instrument to be foreclosed is the Deed of Trust recorded in Volume 2129, Page 780, in the Official Public Records, Ector County, Texas.
- 4. <u>Date, Time, and Place of Sale</u>. The sale is scheduled to held at the following date, time, ad place:

Date:

September 2, 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. <u>Terms of Sale</u>. 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.

L:\SYLVAS, RAFAEL-ROMAN, ROBBY.FORECLOSURE SET.wpd

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. <u>Default ad Request to Act</u>. 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: July 25, 2025.

EBEN D. WARNER, III, P.C.

EBEN D. WARNER, III

**712 N. TEXAS** 

ODESSA, TEXAS 79761

Telephone:

(432) 332-6955

Warner II

Fax:

(432) 332-0536

E-mail: eben-warner-office@eben-warner.com

THE ORIGINAL WAS
FILED THIS 25 DAY OF

July 20 22

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

L:\SYLVAS, RAFAEL-ROMAN, ROBBY.FORECLOSURE SET.wpd

27

#### **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:

Lot 27, Block 4, BURNETT HEIGHTS ADDITION, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof of record in the office of the County Clerk of Odessa, Ector County, Texas.

- 2. <u>Obligations Secured</u>. The Deed of Trust provides that is 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 \$72,500.00, dated July 14, 2022, executed by JOSE MIGUEL CORDOVA OVANDO, and payable to the order of TRINIDAD HINOJOS; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtedness of JOSE MIGUEL CORDOVA OVANDO to TRINIDAD HINOJOS, is the current owner and holder of the Obligations and is 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. <u>Instrument to be Foreclosed</u>. The instrument to be foreclosed is the Deed of Trust recorded in Document Number 2022-00014851, Official Public Records, Ector County, Texas.
- 4. <u>Date, Time, and Place of Sale</u>. The sale is scheduled to held at the following date, time, ad place:

Date:

September 2, 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. <u>Terms of Sale</u>. 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.

L:\HINOJOS, TRINIDAD-OVADO,JOSE.FORECLOSURE SET.wpd

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: July 24, 2025.

EBEN D. WARNER, III, P.C.

EBEN D. WARNER, III

**712 N. TEXAS** 

ODESSA, TEXAS 79761

Telephone:

(432) 332-6955

Fax:

(432) 332-0536

E-mail: eben-warner-office@eben-warner.com

JENNIFER MARTIN, COUNTY CLERK

L:\HINOJOS, TRINIDAD-OVADO, JOSE FORECLOSURE SET, wpd

Loan #525

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

FILED THIS A

# **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** July 23, 2025

**DEED OF TRUST** 

Date: August 4, 2023

Grantor: Nelida Galindo Suchil Original Trustee: David Pyke

Substitute Trustee: Maguire Emswiler

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. 2023-00014778 of the Official Public Records of Ector County,

Texas.

Property:

Being Lot 6, Block 1 out of Ranch Valley Subdivision, Ector County, Texas, according to the plat thereof recorded in Volume 9, Page 7, Ector County Plat Records.

#### NOTE SECURED BY DEED OF TRUST

**Date:** August 4, 2023 **Amount:** \$39,000.00

Maker: Nelida Galindo Suchil

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, September 2, 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 DEFAULT AND FORECLOSURE SALE

WHEREAS, on July 17, 2009, a certain Deed of Trust was executed by Ronald Clayton Joy and Renee Dawn Joy, as Trustors in favor of New Day Financial LLC, as Beneficiary, and was recorded on July 24, 2009, in Book 2357 and Page 738 in the Office of the Recorder, Ector County, Texas, and

WHEREAS the Mortgage was insured by the United States Secretary of Housing and Urban Development (the "Secretary") pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Mortgage is now owned by the Secretary, pursuant to an assignment dated October 20, 2017, and recorded on October 31, 2017, as Instrument number 2017-00016363, in the Office of the Recorder, Ector County, Texas; and

WHEREAS a default has been made, as of October 25, 2024, in the covenants and conditions of the Deed of Trust pursuant to 9(a)(i): A Borrower dies and the Property is not the principal residence of at least one surviving borrower. As of the date of this notice, the default has not been cured; and

WHEREAS the entire amount delinquent as of June 20, 2025, is \$195,087.72 and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable.

NOW THEREFORE, pursuant to powers vested in mc by the Single Family Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR Part 27 subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on June 29, 2021, in Instrument Number 2021-13687 notice is hereby given that, on September 2, 2025 at 10:00AM-01:00PM local time, all real and personal property at or used in connection with the following described premises ("Property"), will be sold at public auction to the highest bidder(s):

See legal description attached hereto as Exhibit A.

Commonly known as:5216 W 40th St Odessa, TX 79764 Permanent Parcel Number(s): 34900.00990.00000

The sale will be held in the lobby of the front door of the Ector County Courthouse (West Entrance) or as designated by the County Commissioners Office

The United States Secretary of Housing and Urban Development will bid \$200,844.58, plus any additional accrual, fees, costs, or charges incurred by the Secretary up to the date of sale.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser(s) will pay, at or before closing, his (their) pro-rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders, except the Secretary, must submit a deposit totaling \$20,084.46 in the form of a certified check or cashier's check made out to the United States Secretary of Housing and Urban Development. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$20,084.46 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder(s) will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidder(s) will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500, paid in advance. The extension fee shall be paid in the form of a certified or cashier's check made payable to the United States Secretary of Housing and Urban Development. If the high bidder(s) close(s) the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due at closing.

If the high bidder(s) is/arc unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit, or at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to the Secretary for any costs incurred as a result of such failure, and the Commissioner may, at the direction of the HUD Field Office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the United States Secretary of Housing and Urban Development, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is \$200,844.58 as of September 2, 2025, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: My 23, 2028

#### Foreclosure Commissioner

Justin Ritchie, Esq. on behalf of JAMES E. ALBERTELLI, P.A. HUD Forcelosure Commissioner 6565 N MacArthur Blvd, Suite 470 Irving, TX 75039

Phone: 469-804-8457 Fax: 469-804-8462 kschwartz@alaw.net

# Acknowledgment

State of Florida )
County of Hillsborough )

Before me the undersigned authority, on this day personally appeared Justin Ritchie known to me (or proved to me through an identity card or other document) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

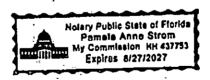
Given under my hand and scal on this 23 day of TUH, 2025

Notary Public

(Seal) 1

My Commission Expires: August 27, 2007

This Instrument prepared by: Kirk Schwartz, Esq. 6565 N MacArthur Blvd, Suite 470 Firm:24-039778



# Exhibit A LEGAL DESCRIPTION

LOT 9, BLOCK 6 OF WESTGATE SUBDIVISION, 2ND FILING, A SUBDIVISION OF ECTOR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 11, OF THE PLAT RECORDS OF ECTOR COUNTY, TEXAS

JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY DEPUTY

26

# 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:

Tract I: Lot 20, Block 8, Replat of Blocks 6-8, PARK PLACE ANNEX, an

Addition to the City of Odessa, Ector County, Texas, according to the map

or plat thereof of record in Volume 3, Page 26, Plat Records, Ector

County, Texas.

Tract II: Lot 1, Block 40, ROCHESTER HEIGHTS ADDITION, 3<sup>RD</sup> FILING, an

Addition to the City of Odessa, Ector County, Texas, according to the map

or plat thereof of record in Volume 7, Page 54, Plat Records, Ector

County, Texas.

- 2. <u>Obligations Secured</u>. The Deed of Trust provides that is 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 \$134,000.00, executed by SAUL HERNANDEZ and wife, PATRICIA J. HERNANDEZ, and payable to the order of SAUL PAREDES and wife, MARTHA PAREDES; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtedness of SAUL HERNANDEZ and wife, PATRICIA J. HERNANDEZ to SAUL PAREDES and wife, MARTHA PAREDES, 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. <u>Instrument to be Foreclosed</u>. The instrument to be foreclosed is the Deed of Trust recorded in Document Number 2019-18545, Official Public Records, Ector County, Texas.
- 4. **Date, Time, and Place of Sale.** The sale is scheduled to held at the following date, time, ad place:

Date:

September 2, 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. <u>Terms of Sale</u>. 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. <u>Default ad Request to Act</u>. 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: August 7, 2025.

EBEN D. WARNER, III, P.C.

EBEN D. WARNER, III

**712 N. TEXAS** 

ODESSA, TEXAS 79761

(432) 332-6955

(432) 332-0536 FAX

LANDIED MADTIN COUNTY OF FO

JENNIFER MARTIN, COUNTY CLERK

**ECTOR COUNTY, TEXAS** 

DEPUTY

## **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. <u>Property to Be Sold</u>. The property to be sold is West Coast St., Odessa, Texas, described as follows:

A 11.11 acre tract of land out of TTF RANCH INC., and being described in Exhibit "A-35", recorded in Volume 1244, Page 840, Deed Records of Ector County, Texas, Section 35, Block 44, T-2-S, T&P Ry. Co. Survey, Ector County, Texas, more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

- 2. <u>Obligations Secured</u>. The Deed of Trust provides that is 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 \$148,750.00, dated September 19, 2018, executed by FOTALEX REAL ESTATE LLC, and payable to the order of TTF RANCH, INC.; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtedness of FOTALEX REAL ESTATE LLC to TTF RANCH, INC., is the current owners and holder of the Obligation and are the beneficiaries 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. <u>Instrument to be Foreclosed</u>. The instrument to be foreclosed is the Deed of Trust recorded in Document Number 2019-00004685, in the Official Public Records, Ector. County, Texas.
- 4. <u>Date, Time, and Place of Sale</u>. The sale is scheduled to held at the following date, time, ad place:

Date:

September 2, 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. <u>Terms of Sale</u>. 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'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. <u>Default ad Request to Act</u>. 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: August 7, 2025.

·

₹ 1 866 nar no.w.) 1,027 N 76"03'15" E 800.00' Scale 1" = 200' Acre Traci 11.11 Acre Tract 76°03'15" W 800.00' 5 76'03'15' 100.00' NOTES: Set IR = Set 1/2 inch iron rod with cap marked "Howell P.O.B = Point of Beginning Basis of Bearing: West Section Line of Sec. 35, Blk. 44. T-2-S, T&P Ry. Co. Survey, Ector County. Texas, as Measured by GPS Observation Relative to the Texas State Plane Coordinate System NAD 1983, Texas Central Zone (4203). SW COR. SLC. 35

THE PLAT HEREON OF A 11.11 ACRE TRACT, LOCATED IN SECTION 35, BLOCK 44, T-2-S, T&P RY. CO. SURVEY, ECTOR COUNTY, TEXAS, WAS PREPARED FROM MEASUREMENT MADE ON THE GROUND OCTOBER 11, 2017.

FIELD NOTES OF A 11.11 ACRE TRACT OF LAND OUT OF TTF RANCH INC., LAND DESCRIBED IN EXHIBIT "A-35", RECORDED IN VOLUME 1244, PAGE 840, DEED RECORDS OF ECTOR COUNTY, TEXAS, OUT OF SECTION 35, BLOCK 44, T-2-S, T&P RY. CO. SURVEY, ECTOR COUNTY, TEXAS:

BEGINNING at a 1/2" iron rod with cap marked "Howell F-100147" set in the east Right of Way of North FM 866 (100' Public Right Of Way), and being described in exhibit "A-35", recorded in Volume 1244, Page 840, Deed Records of Ector County, Texas, out of Section 35, Block 44, T-2-S, T&P Ry Co. Survey, Ector County, Texas, for the southwest corner of this tract, from which the southwest corner of said Section 35, bears S 76°03'15" W, 100.00 feet, and S 14°13'10" E, 2891.06 feet;

THENCE N 14°13'10" W, with the east Right of Way of said FM 866, 605.42 feet, to a 1/2" iron rod with cup marked "Howell F-100147" set for the northwest corner of this tract;

THBNCE N 76°03'15" E, 800.00 feet, to a 1/2" iron rod with cap marked "Howell F-100147" set in a western boundary line of 102.00 Acre Tract of land described in Instrument # 2017-00005434, Official Public Records of Ector County, Texas, for the northeast corner of this tract;

THENCE S 14°13'10" B, with the west boundary line of said 102.00 Acre Tract passing at 124.86 feet a 1/2" iron rod with cap marked "WOE" for the southwest corner of said 102.00 Acre Tract then continuing with the a western boundary line of a 202.00 Acre Tract described in Instrument # 2017-00015943, Official Public Record of Ector County, Texas, for a total of 605.42 feet, to a 1/2" iron rod with cap marked "Howell F-100147" set for the southeast corner of this tract;

THENCE S 76°03'15" W, 800.00 feet, to the Point of Beginning and containing 11.11 Acres of Land.

RJD

TTF Ranch, Inc.

S. W. HOWELL, INC.

\_\_\_\_\_A

Sam Howell, II

Registered Professional Land Surveyor No. 4631

AM HOWEL II

This survey does not represent ownership or title.

(For informational purposes only.)

The property shown hereon appears to be in a Zone "X" as interpreted from our file copy of Flood Insurance Rate Map for Ector County, Texas, panel No. 48135C0325E dated March 15, 2012. This surveyor makes no guarantees as to the accuracy of this information; the local FEMA Flood Plain Administrator should be contacted for verification.

	Oute:	October 12, 2017	11 11
WALL	Job Number:	17-34938	11.11
	kef /	M Harily of 4	
		12 - 12 - 1	Address:

11.11 ACRES IN SECTION 35, BLOCK 44, T-2-S, T&P Ry Co. Survey Ector County, Texas.

North FM 866, Odessa, 1X 79763

409 East 57th Street, Ddesse, Taxes, 19762
hhone: (417) 357-571
swb@ywbaved.com
TELAS SURVEYING FIRE #1-100147-00
TEXAS ENGINEERING FIRE #1-171
Sorveying, Engineering and Lead Planning
© 2017 All Toghts Reserved

S.W. HOWELL, INC.

TOUR DEFUT

EXHIBIT\_\_\_\_\_\_

## 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. <u>Property to Be Sold</u>. The property to be sold is S. Lazulite., Odessa, Texas, described as follows:

Lot 21, Block 37, BRONZE MANOR, being a replat of Lot 6, Block 37, Pleasant Farms, 4<sup>th</sup> Filing, a Subdivision of 9.23 acres in Section 34, Block 43, T-3-S, T&P Ry. Co. Survey, Ector County, Texas, according to the map or plat thereof of record in Cabinet C, Page 117A, Plat Records, Ector County, Texas. EXCEPT ALL oil, gas, and other minerals, in, on, or under said land.

- 2. <u>Obligations Secured</u>. The Deed of Trust provides that is 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 \$48,150.00, dated August 13, 2024, executed by MIGUEL MARTINEZ, and payable to the order of WEST COAST DEVELOPMENT, LLC; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtedness of MIGUEL MARTINEZ to WEST COAST DEVELOPMENT, LLC, is the current owners and holder of the Obligation and are the beneficiaries 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. <u>Instrument to be Foreclosed</u>. The instrument to be foreclosed is the Deed of Trust recorded in Document Number 2024-00014575, in the Official Public Records, Ector County, Texas.
- 4. <u>Date, Time, and Place of Sale</u>. The sale is scheduled to held at the following date, time, ad place:

Date:

September 2, 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. <u>Terms of Sale</u>. 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. <u>Default ad Request to Act</u>. 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: August 7, 2025.

EBEN D. WARNER, III

L:\WEST COAST-MARTINEZ, MIGUEL,FORECLOSURE SALE SET.wpd

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, on July 3, 2013, Larry D. Hulsey (herein the "Grantor"), executed and delivered a Deed of Trust (the "Deed of Trust") conveying to Alan Lackey, as Trustee, the herein below described property to secure Prosperity Bank the successor by merger with Lone Star State Bank of West 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 2013-00010987 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, [C:\Users\\\dsla\\OneDrive\Documents\\Prosperity Bank v Larry Hulsey\N\\DS Hulsey.wpd]

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, equipment and appurtenances thereto:

Lot 6, Block 3, Skylark Industrial Park, a Subdivision of Ector County, Texas, according to map or plat thereof of record in Cabinet A, Page 26-A, 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 Smit, 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: Idslaw7@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 \_\_\_\_\_ day of August, 2025.

L .David. Smith, Substitute Trustee

2618 Kittansett Circle

Katy Texas 77450

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

MUJUST

DAY OF

JENNIFER MARTIN, COUNTY CLERK

ECTOR, COUNTY, TEXAS

WWW DEPUTY

[C.\Users\\dsla\OneDrive\Documents\Prosperity Bank v Larry Hulsey\NOS Hulsey.wpd]

7004 GOLDER AVE **ODESSA, TX 79764**  00000010537892

#### 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:

September 02, 2025

Time:

The sale will begin at 12:00 PM or not later than three hours after that time.

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

- Terms of Sale. Cash.
- 3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 31, 2017 and recorded in Document INSTRUMENT NO. 2017-00008350 real property records of ECTOR County, Texas, with GORDON W WOOD, AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.
- 4. Obligations Secured. Deed of Trust or Contract Lien executed by GORDON W WOOD, AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$69,727.00, 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

7004 GOLDER AVE ODESSA, TX 79764

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 herby remove the original trustee and all successor substitute trustees and appoints in their steed 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 56

Israel Saucedo

Certificate of Posting

120th a Days

My name is Kith A Carte , and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on Aug 8, 2051 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: Aug 8, 2015

00000010537892

**ECTOR** 

EXHIBIT "A"

LOT 4, BLOCK 1, SWINK ADDITION, A SUBDIVISION OF ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 48, PLAT RECORDS OF ECTOR COUNTY, TEXAS.

Original Filed for Record this Oday of AUAUAY, 20 25 at 31 40 clock f.M.

JENNIFER MARTIN

County Clerk, Ector County, Texas

By AUAULU SI VIII Deputy

FCTX\_NTSS.rpt (11/17/2020)-S Ver-03

Page 3 of 3

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE (Rialto / Staybridge Suites Odessa)

August 8, 2025 (the "Effective Date")

Notice is hereby given that a Foreclosure<sup>1</sup> of the Property (defined below) will be held at the date, time and place specified in this notice.

DATE OF SALE: Tuesday, September 2, 2025 (the first [1st] Tuesday of that month).

<u>TIME OF SALE</u>: The earliest time at which the Foreclosure will occur is 10:00 AM (Ector County, Texas time). The Foreclosure shall begin at that time or not later than three (3) hours thereafter.

**PLACE OF SALE**: The Foreclosure will take place at the location designated by the Commissioner's Court of Ector County, Texas as the location where nonjudicial foreclosure sales are to take place. If no such location has been designated, the Foreclosure will take place at the location where nonjudicial foreclosure sales in Ector County, Texas are typically conducted.

INDEBTEDNESS PROMPTING SALE: The Loan.2

**DEED OF TRUST CREATING LIEN THAT IS THE SUBJECT OF SALE:** The Deed of Trust.<sup>3</sup>

<u>PROPERTY BEING SOLD</u>: The Property<sup>4</sup>, which has a street address of 810 S. John Ben Shepperd Pkwy, Odessa, Texas 79761, in Ector County, Texas.

ASSIGNMENTS/TRANSFERS; NOTEHOLDER: Pursuant to certain endorsements, assignments, and/or transfers of the Loan Documents,<sup>5</sup> Noteholder<sup>6</sup> is the current owner of the Loan Documents. However, consistent with the laws of the State of Texas and the terms and provisions contained within the

Securitization: WFCM2019-C50
Rialto Loan No.: 555111919
Borrower: RNJRV Enterprises, LLC

<sup>&</sup>lt;sup>1</sup> "Foreclosure" means a public nonjudicial foreclosure sale, at auction.

<sup>&</sup>lt;sup>2</sup> "Loan" means the debt evidenced by the Note (defined below).

<sup>&</sup>quot;Note" means that certain Promissory Note, dated March 22, 2019, executed by Borrower, payable to the order of Original Noteholder (defined below), as payee, in the original principal amount of \$9,000,000.00.

<sup>&</sup>quot;Borrower" means RNJRV Enterprises, LLC, a Texas limited liability company.

<sup>&</sup>quot;Original Noteholder" means Rialto Mortgage Finance, LLC, a Delaware limited liability company.

<sup>&</sup>lt;sup>3</sup> "<u>Deed of Trust</u>" means that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated effective March 22, 2019, executed and delivered by Borrower, as grantor, to Devin Stone, as trustee for the benefit of Original Noteholder, as beneficiary, recorded as Instrument No. 2019-00004805 in the Real Property Records in Ector County, Texas, covering, among other things, the Property.

<sup>&</sup>lt;sup>4</sup> "Property" means that certain real property, personal property, and general intangibles described in the Deed of Trust, the real property of which is located at the street address 810 S. John Ben Shepperd Pkwy, Odessa, Texas 79761, in Ector County, Texas, and more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

<sup>&</sup>lt;sup>5</sup> "Loan Documents" means, collectively, the Loan Agreement (defined below), the Note, the Deed of Trust, and any and all other documents executed in connection therewith and/or relating in any way thereto.

<sup>&</sup>quot;Loan Agreement" means that certain Loan Agreement, dated March 22, 2019, entered into by and between Borrower and Original Noteholder.

<sup>6 &</sup>quot;Noteholder" means RSS WFCM2019-C50 - TX, LLC, a Texas limited liability company.

Loan Documents, Noteholder reserves the right to endorse, assign and/or transfer the Loan Documents to a third-party at any time after this Notice of Substitute Trustee's Sale has been posted in Ector County, Texas (including just prior to the nonjudicial foreclosure sale). You may contact Isabelle Touma with Noteholder (at the telephone number provided below) to determine whether Noteholder has endorsed, assigned and/or transferred the Loan Documents to a third-party and, if they have, to obtain the name, address, and other contact information of the successor noteholder.

TEXAS PROPERTY CODE § 51.0025 NOTICE: Noteholder is currently acting by and through its manager Rialto Capital Advisors, LLC, and may be contacted at c/o Rialto Capital Advisors, LLC, 200 S Biscayne Blvd. Suite 3550, Miami, Florida 33131, Attention: Isabelle Touma, (305) 485-4164 (telephone).

ACTIVE MILITARY DUTY NOTICE: To 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.

<u>SUBSTITUTE TRUSTEES</u>: Pursuant to the Appointment,<sup>7</sup> the Substitute Trustees<sup>8</sup> were each appointed a substitute trustee under the Deed of Trust. Any one (1) of the Substitute Trustees (including the Substitute Trustee that signed this Notice of Substitute Trustee's Sale) may conduct the nonjudicial foreclosure sale.

An Event of Default occurred under the terms of the Loan when, among other Events of Default, Borrower failed to pay the Monthly Debt Service Payment Amount commencing on July 6, 2020 and continuing through the present date. As required by the terms and provisions contained within the applicable Loan Documents, all required notices have been provided and all applicable cure periods have expired. Accordingly, all of the (i) unpaid principal due under the Note, (ii) accrued interest due under the Note, and (iii) other amounts provided for in the Loan Documents are now due and payable in full. Noteholder has requested that any one (1) of the Substitute Trustees, each of whom is a substitute trustee under the Deed of Trust, sell the Property for cash, the proceeds of such nonjudicial foreclosure sale to be applied in accordance with the terms and provisions of the Loan Documents and applicable law.

Noteholder has further requested that any one (1) of the Substitute Trustees sell all of the components of the Property that are personal property (including general intangibles) and/or fixtures at the same time and place as the Foreclosure of the real property. Accordingly, pursuant to and in accordance with the terms of Section 9.604 of the Texas Business and Commerce Code, the Foreclosure of the personal property, general intangibles, and fixtures will be held at the same time and place as the Foreclosure of the real property.

Katrisha Harris, Esq. of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street Suite 1500, Dallas, Texas 75201, (214) 969-1518 (telephone), Katrisha.Harris@hklaw.com (email).

Brandon L. King, Esq. of Travis County, Texas, Holland & Knight LLP, 98 San Jacinto Boulevard, Suite 1900, Austin, Texas 78701, (512) 469-6126 (telephone), Brandon.King@hklaw.com (email).

Sam Murphy, Esq. of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street Suite 1500, Dallas, Texas 75201, (214) 969-2523 (telephone), Sam.Murphy@hklaw.com (email).

Securitization: WFCM2019-C50 Rialto Loan No.: 555111919 Borrower: RNJRV Enterprises, LLC

Property: 810 S. John Ben Shepperd Pkwy, Odessa, Texas 79761 (Staybridge Suites Odessa)

<sup>&</sup>lt;sup>7</sup> "Appointment" means that certain Appointment of Substitute Trustees and Request to Act, dated July 10, 2025, recorded as Instrument No. 2025-00013782 in the Real Property Records in Ector County, Texas.

<sup>8 &</sup>quot;Substitute Trustees" means each of the following:

Therefore, at the date, time, and place set forth above, one (1) of the Substitute Trustees will sell the Property to the highest bidder for cash pursuant to the terms of the Loan Documents and applicable law.

[signature page follows]

Securitization: WFCM2019-C50 Rialto Loan No.: 555111919

Borrower: RNJRV Enterprises, LLC

IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed to be enforceable on the Effective Date.

Name: Katrisha Harris, Esq.
Title: Substitute Trustee

STATE OF TEXAS

Š

**COUNTY OF DALLAS** 

8

This instrument was acknowledged before me on \_ Harris, Esq., as substitute trustee, in the capacity herein stated.

2025, by Katrisha

[SEAL]

GIA SMITH
My Notary ID # 128887953
Expires April 8, 2026

Notary Public, State of Texas

Aug 7

#### **EXHIBIT "A"**

to
Notice of Substitute Trustee's Sale

## Real Property

TRACT 1:

(Description of Land)

Lot 40, Block 3, Replat of Lot 14, Lots 36 and 37, Block 3, Parkway Industrial Park, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat of record in Cabinet B, Page 125-A, Plat Records, Ector County, Texas.

#### TRACT 2:

Non-exclusive access easement and rights benefiting the property as created by that certain Grant of Reciprocal Access Easement, recorded as Instrument No. 2013-00013787 in the Official Records of Ector County, Texas.

For information purposes only: Tax Parcel Number: R 100094259

JENNIFER MARTIN, COUNTY CLERK

ECTIOR COUNTY, TEXAS

BY (1) OWN JUNEPUTY

EXHIBIT "A"

Securitization: WFCM2019-C50 Rialto Loan No.: 555111919 Borrower: RNJRV Enterprises, LLC

Property: 810 S. John Ben Shepperd Pkwy, Odessa, Texas 79761 (Staybridge Suites Odessa)

44

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

Lot 11, Block 12, NORMANDY HEIGHTS ADDITION, an Addition to the City of Odessa, Ector County, Texas; according to the plat of record in Volume 2, Page 44, Plat Records, Ector County, Texas. SAVE AND EXCEPT all oil, gas and other minerals in, on or under said land reserved by prior Grantors; and SUBJECT TO any and all oil and gas leases, easements, rights-of-way, and covenants and restrictions of record in the office of the County Clerk of Ector County, Texas.

- 2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust recorded as Document Number 2017-00004114, of the Official 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: September 2, 2025

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Ector County Courthouse in Odessa, Texas, at the following location: at the West Entrance of the Ector County Courthouse, 300 North Grant Avenue or any other place designated for real property foreclosures under Texas Property Code section 51.002 and by the Commissioners Court of Ector County, Texas.

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

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

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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. The sale shall not cover any part of the property that has been released of public record from the lien of 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 Beneficiary 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.

5. Type of Sale. The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Benito Lopez, Jr. and Pamela Munoz.

The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the Promissory Note in the original principal amount of \$94,900.00, executed by Benito Lopez, Jr. and Pamela Munoz, and payable to the order of Mack Russell & Associates, Inc. Mack Russell & Associates, Inc. is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust.

As of August 7, 2025, there was owed \$85,222.58 on the Promissory Note. The Promissory Note is bearing interest at the rate of 10.0% per annum thereafter.

Questions concerning the sale may be directed to the undersigned or to the Beneficiary at Todd, Barron, Thomason, Hudman, Bebout & Rodriguez, P.C. at 3800 E. 42<sup>nd</sup> Street, Suite 409, Odessa, Texas 79762.

7. Default and Request to Act. Default has occurred under the Deed of Trust, and the Beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the Beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: August 8, 2025.

COLBY D. HARBUCK

WADE C. HUDMAN

3800 E. 42<sup>nd</sup> Street, Suite 409

Odessa, TX 79762-5982

(432) 363-2126

(432) 363-2153 fax

00888495.DOCX

FILED THIS 11 DAY OF AVOUST , 20 25

JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY 1 MARL 1 DEPUTY

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**Date:** July 10, 2025

Source of Lien (Deed of Trust):

Dated:

January 21, 2021

Grantor:

, 'i

Kelly Grimsley Real Estate Partnership, Ltd.

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. 2021-2041 of the Deed of Trust

Records of Ector County, Texas, and all survey plats,

schedules, and exhibits thereto.

**Obligations Secured (Promissory Note):** 

Date:

January 21, 2021

Amount:

\$200,000.00 -

Debtor/Obligor:

Kelly Grimsley Real Estate Partnership, Ltd.

Original Payee:

SouthWest Bank

Holder:

SouthWest Bank

Property:

Lot 8, Block 1, replat of SEWELL ADDITION, being a replat of Lots 3, 4, and 5, Block 1, SEWELL ADDITION, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat of record in Cabinet B, Page 43-B, Plat Records, Ector County,

Texas; EXCEPT all oil, gas and other minerals as heretofore

reserved by prior grantors.

Owner:

Kelly Grimsley Real Estate Partnership, Ltd.

Date of Sale of Property:

September 2, 2025

**Earliest Time of** 

Sale of Property:

10:00 a.m. (Central Time)

PAGE 1

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 January 21, 2021 and recorded Instrument No. 2021-2041 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.

Kelly Grimsley Real Estate Partnership, Ltd. 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, subject to advalorem 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.

<sup>&</sup>lt;sup>1</sup> See Texas Property Code § 51.009.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the amount paid. The purchaser shall have no further recourse against the Grantor, the 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** 

8

This instrument was acknowledged before me on the 5th day of August, 2025, by Amber James, Substitute Trustee.

Katherine M. McPherson Notary ID # 12990596-8 My Commission Expires July 31, 2026

Notary Public, State of Texas

# **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** August 5, 2025

Source of Lien (Deed of Trust):

Dated:

March 26, 2018

Grantor:

Kelly Grimsley Auto Group, Ltd.

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. 2018-00005079 of the Deed of Trust Records of Ector County, Texas, and all survey plats, schedules, and exhibits thereto, and further modified by Modifications of Deed of Trust filed under Clerk's File Nos. 2019-00006758, 2020-7539, 2021-9430, and 2022-00009352 of the Deed of Trust Records of Ector County,

Texas.

**Obligations Secured (Promissory Note):** 

Date:

March 26, 2018

Amount:

\$250,000.00

Debtor/Obligor:

Kelly Grimsley Auto Group, Ltd.

Original Payee:

SouthWest Bank

Holder:

SouthWest Bank

**Property:** 

Lot 11, Block 7, CASTLE RIDGE ESTATES, 2<sup>ND</sup> FILING, an Addition to the City of Odessa, Ector County, Texas according to the map or plat of record in Cabinet B, Page 81-A, Plat Records, Ector County, Texas; EXCEPT all oil, gas and other minerals as heretofore reserved by prior grantors;

Owner:

Kelly Grimsley Auto Group, Ltd.

Date of Sale of Property:

September 2, 2025

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

PAGE 1

Earliest Time of Sale of Property:

10:00 a.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 March 26, 2018 and recorded Instrument No. 2018-00005079 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.

Kelly Grimsley Auto Group, Ltd. 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, 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

<sup>&</sup>lt;sup>1</sup> See Texas Property Code § 51.009.

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 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

8

This instrument was acknowledged before me on the 5th day of August, 2025, by Amber James, Substitute Trustee.

Katherine M. McPherson Notary ID # 12990596-8 My Commission Expires July 31, 2026 Notary Public, State of Texas

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**Date:** August 5, 2025

Source of Lien (Deed of Trust):

Dated:

February 17, 2022

Grantor:

Kelly Grimsley Real Estate Partnership, Ltd.

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. 2022-00003735 of the Deed of Trust Records of Ector County, Texas, and all survey plats, schedules, and exhibits thereto, and modified by that certain Modification of Deed of Trust under Clerk's File No. 2024-00009578 of the Deed of Trust Records of Ector County,

Texas.

**Obligations Secured (Promissory Note):** 

Date:

February 17, 2022

Amount:

\$500,000.00

Debtor/Obligor:

Kelly Grimsley Auto Group, Ltd.

Original Payee:

SouthWest Bank

Holder:

SouthWest Bank

Property:

Lot 2, Block 1, Sewell Addition, an Addition to the City of Odessa,

Ector County, Texas, according to the map or plat of record in

Cabinet B, Page 5-D, Plat Records, Ector County, Texas.

Owner:

Kelly Grimsley Real Estate Partnership, Ltd.

Date of Sale of Property:

September 2, 2025

Earliest Time of

Sale of Property:

10:00 a.m. (Central Time)

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

PAGE 1

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 February 17, 2022 and recorded Instrument No. 2022-00003735 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.

Kelly Grimsley Auto Group, Ltd. 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, 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

<sup>&</sup>lt;sup>1</sup> See Texas Property Code § 51.009.

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 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 5th day of August, 2025, by Amber James, Substitute Trustee.

Katherine M. McPherson Notary ID # 12990596-8 My Commission Expires July 31, 2026

Notary Public, State of Texas

FILED THIS () \_\_\_\_, 20 **ച** anoust

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**Date:** August 5, 2025

Source of Lien (Deed of Trust):

Dated:

February 17, 2022

Grantor:

Kelly Grimsley Real Estate Partnership, Ltd.

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. 2022-00003736 of the Deed of Trust Records of Ector County, Texas, and all survey plats, schedules, and exhibits thereto, and modified by that certain Modification of Deed of Trust under Clerk's File No. 2024-00009579 of the Deed of Trust Records of Ector County,

Texas.

**Obligations Secured (Promissory Note):** 

Date:

February 17, 2022

Amount:

\$500,000.00

Debtor/Obligor:

Kelly Grimsley Auto Group, Ltd.

Original Payee:

SouthWest Bank

Holder:

SouthWest Bank

Property:

Lots 1 thru 21, Block 152, Crescent Park Addition, Replat of Block

1, Crescent Park Addition, 16<sup>th</sup> Filing, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat of record

in Volume 8, Page 18, Plat Records, Ector County, Texas.

Owner:

Kelly Grimsley Real Estate Partnership, Ltd.

Date of Sale of Property:

September 2, 2025

Earliest Time of Sale of Property:

10:00 a.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 February 17, 2022 and recorded Instrument No. 2022-00003736 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.

Kelly Grimsley Auto Group, Ltd. 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, subject to advalorem 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

<sup>&</sup>lt;sup>1</sup> See Texas Property Code § 51.009.

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 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 5th day of August, 2025, by Amber James, Substitute Trustee.

Katherine M. McPherson Notary ID # 12990596-8 My Commission Expires July 31, 2026

Notary Public, State of Texas

FILED THIS 11 DAY OF august , 20 20 JENNIFER MARTIN, COUNTY CLERK ECTOR COUNTY, TEXAS

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**Date:** August 5, 2025

# Source of Lien (Deed of Trust):

Dated:

June 3, 2021

Grantor:

Kelly Grimsley Real Estate Partnership, Ltd.

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. 2021-12252 of the Deed of Trust

Records of Ector County, Texas, and all survey plats,

schedules, and exhibits thereto.

#### **Obligations Secured (Promissory Note):**

Date:

June 3, 2021

Amount:

\$6,900,000.00

Debtor/Obligor:

Kelly Grimsley Real Estate Partnership, Ltd.

Original Payee:

SouthWest Bank

Holder:

SouthWest Bank

#### **Property:**

Tract 1:

Lots 1 thru 21, Block 152, Crescent Park Addition, Replat of Block 1, Crescent Park Addition, 16th Filing, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat of record

in Volume 8, Page 18, Plat Records, Ector County, Texas;

Tract 2:

Lot 2, Block 1, Sewell Addition, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat of record in Cabinet B, Page 5-D, Plat Records, Ector County, Texas;

Owner: Kelly Grimsley Real Estate Partnership, Ltd.

**Date of Sale of Property:** September 2, 2025

Earliest Time of

Sale of Property: 10:00 a.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 June 3, 2021 and recorded Instrument No. 2021-12252 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.

Kelly Grimsley Real Estate Partnership, Ltd. 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, 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.

<sup>&</sup>lt;sup>1</sup> See Texas Property Code § 51.009.

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 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

§ 8

This instrument was acknowledged before me on the 5th day of August, 2025, by Amber James, Substitute Trustee.

Katherine M. McPherson Notary ID # 12990596-8 My Commission Expires July 31, 2028

Notary Public, State of Texas

FILED THIS 1 DAY OF

OUGUST 20 20

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY SHAPPUD LOW BEPUTY

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**Date:** August 5, 2025

Source of Lien (Deed of Trust):

Dated:

January 29, 2020

Grantor:

Kelly Grimsley Auto Group, Ltd.

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. 2020-2016 of the Deed of Trust

Records of Ector County, Texas, and all survey plats,

schedules, and exhibits thereto.

**Obligations Secured (Promissory Note):** 

Date:

January 8, 2020

Amount:

\$500,000.00

Debtor/Obligor: Original Payee: Kelly Grimsley SouthWest Bank

Holder:

SouthWest Bank

Property:

Lot 11, Block 7, CASTLE RIDGE ESTATES, 2ND FILING, an

Addition to the City of Odessa, Ector County, Texas, according to the map or plat of record in Cabinet B, Page 81-A, Plat Records, Ector County, Texas; EXCEPT all oil, gas and other minerals as

heretofore reserved by prior grantors.

Owner:

Kelly Grimsley Auto Group, Ltd.

Date of Sale of Property:

September 2, 2025

Earliest Time of

Sale of Property:

10:00 a.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 January 29, 2020 and recorded Instrument No. 2020-2016 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.

Kelly Grimsley has defaulted on the payment of his 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, subject to advalorem 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.

<sup>&</sup>lt;sup>1</sup> See Texas Property Code § 51.009.

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

ş

COUNTY OF TARRANT

§

This instrument was acknowledged before me on the 5th day of August, 2025, by Amber James, Substitute Trustee.

Katherine M. McPhersen Notary ID # 12990596-8 My Commission Expires July 31, 2028 Notary Public, State of Texas