

Vylla Solutions, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 25-34978

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 1/20/2022, Mikel Byers-Scarborough, a Married man Joined by his wife and Amber Scarborough, Signed Pro Forma to Perfect Lien Only, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Allan B. Polunsky, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Primelending, A Plainscapital Company, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$240,562.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Primelending, A Plainscapital Company, which Deed of Trust is Recorded on 1/26/2022 as Volume 1784, Book, Page, in Ector County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: 1107 N MEADOW LAKE AVE ODESSA, TX 79763

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Brian Hooper, Mike Jansta, Mike Hayward, or Jay Jacobs, Dustin George or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 is acting as the mortgage servicer for Carrington Mortgage Services, LLC, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **8/5/2025 at 10:00 AM**, or no later than three (3) hours after such time, in Ector County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE FRONT DOOR OF THE ECTOR COUNTY COURTHOUSE (WEST ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.



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If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, 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 THIS NOTICE IMMEDIATELY.

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.

WITNESS, my hand this 5/20/2025

Grecia Moreno

By: Grecia Moreno, Trustee Sale Specialist
Vylla Solutions, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

WITNESS, my hand this

5-20-25

[Signature]

By: Substitute Trustee(s)
Shelley Nail, Donna Trout, Zane Nail, Zia Nail,
Zoey Fernandez, Brian Hooper, Mike Jansta, Mike
Hayward, or Jay Jacobs

C/O Vylla Solutions, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

January 4, 2022

Lot 4, Less North 0.69 acres, Block 5, Ocotillo Park, A Subdivision of Ector County, Texas, according to the map or plat thereof of record in Volume 6, Page 22, Plat Records, Ector County, Texas; said 0.69 acres being more particularly described by metes and bounds as follows:


BEGINNING at a point in the West line of North Meadow Lake Avenue, at the Northeast corner of Lot 4, Block 5, Ocotillo Park, for the Northeast corner of this tract;

THENCE Southeasterly along the curved west line of North Meadow Lake Avenue, curvature left, Radius = 410.41 feet, a distance on curve of 145 feet to a 1/2" iron rod with cap set for the Southeast corner of this tract;

THENCE S. 71° 13' W. 245.5 feet to a 1/2" iron rod with cap set in the West line of Lot 4, and East line of an alley for the Southwest corner of this tract;

THENCE N. 45° 44' 30" W. along the East line of alley, 115 feet to the Northwest corner of Lot 4 and this tract;

THENCE N. 63° 18' 15" E. 253.85 feet to the PLACE OF BEGINNING, containing 0.69 acre of land.


Robert D. Bradshaw
Registered Professional Land Surveyor
No. 5507



21122907_0.69 Acre Tract

FILED THIS 22 DAY OF
May, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Jenina Zavaleta DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 7/17/2012	Grantor(s)/Mortgagor(s): ROBERT L. MORRIS AND CASEY J. MORRIS, HUSBAND AND WIFE AS COMMUNITY PROPERTY
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR R. H. LENDING, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2012-00011015	Property County: ECTOR
Mortgage Servicer: LoanCare, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, VA 23452
Date of Sale: 8/5/2025	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: THE FRONT DOOR OF THE ECTOR COUNTY COURTHOUSE (WEST ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 26, BLOCK 13, 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.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Brian Hooper, Mike Jansta, Mike Hayward, or Jay Jacobs, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 5/20/2025

dey or

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

Dated: 5-22-25

Printed Name:

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

MH File Number: TX-25-109950-POS
Loan Type: FHA

FILED THIS 22 DAY OF
May, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY *Yorina Zuehlke* DEPUTY

2212 N WASHINGTON AVENUE
ODESSA, TX 79761

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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: August 05, 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 November 15, 2016 and recorded in Document INSTRUMENT NO. 2016-00016946 real property records of ECTOR County, Texas, with DIMITRIUS C LUJAN, 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 DIMITRIUS C LUJAN, UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$183,253.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715



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

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

Israel Saucedo

Elita C

Israel Saucedo

Certificate of Posting

My name is Elizabeth Cardenas, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 5-22-29 I filed at the office of the ECTOR County Clerk and caused to be posted at the ECTOR County courthouse this notice of sale.

Elita C

Declarants Name: Elizabeth Cardenas

Date: 5-22-29

(6)

2212 N WASHINGTON AVENUE
ODESSA, TX 79761

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ECTOR

EXHIBIT "A"

LOT 13, BLOCK 8, REPLAT OF HIGHLAND PARK, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 2, PAGE 152, PLAT RECORDS, ECTOR COUNTY, TEXAS.

FILED THIS 22nd DAY OF
May, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY [Signature] DEPUTY

3201 BOULDER AVENUE
ODESSA, TX 79762

00000010360196

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: August 05, 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 November 29, 2007 and recorded in Document VOLUME 2200, PAGE 519; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO'S. 2018-00009135, 2022-00014528 & 2023-00006453 real property records of ECTOR County, Texas, with HECTOR A GOVEA, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by HECTOR A GOVEA, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$121,043.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715



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

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

Israel Saucedo

Elizabeth Cardenas

Israel Saucedo

Certificate of Posting

My name is Elizabeth Cardenas, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 5-22-29 I filed at the office of the ECTOR County Clerk and caused to be posted at the ECTOR County courthouse this notice of sale.

Elizabeth Cardenas

Declarants Name: Elizabeth Cardenas

Date: 5-22-29

3201 BOULDER AVENUE
ODESSA, TX 79762

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ECTOR

EXHIBIT "A"

LOT 23, BLOCK 43, NEW WINDSOR HEIGHTS ADDITION, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 4, PAGE 41, PLAT RECORDS, ECTOR COUNTY, TEXAS.

FILED THIS 22nd DAY OF
May, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY [Signature] DEPUTY

3101 N CENTURY AVENUE
ODESSA, TX 79762

00000010475242

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: August 05, 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 07, 2009 and recorded in Document CLERK'S FILE NO. 2009-00011086; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2023-00000023 real property records of ECTOR County, Texas, with JOHN MORRIS AND WIFE, JESSICA MORRIS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. (MERS) AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOHN MORRIS AND WIFE, JESSICA MORRIS, securing the payment of the indebtednesses in the original principal amount of \$117,826.00, 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

FILED THIS 29 DAY OF
May, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Jarina Zavala DEPUTY



3101 N CENTURY AVENUE
ODESSA, TX 79762

00000010475242

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

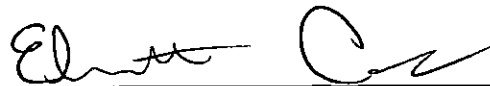
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, JONATHAN SCHENDEL, ANGIE USELTON, CHARLES GREEN, LISA BRUNO, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, JOSHUA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



Israel Saucedo

Certificate of Posting

My name is Elizabeth Cardenas and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 5-29-25 I filed at the office of the ECTOR County Clerk and caused to be posted at the ECTOR County courthouse this notice of sale.



Declarants Name:

Elizabeth Cardenas

Date:

5-29-25

3101 N CENTURY AVENUE
ODESSA, TX 79762

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00000010475242

ECTOR

EXHIBIT "A"

LOT 9, BLOCK 11, WINDSOR HEIGHTS ADDITION, AND ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 3, PAGE 74, PLAT RECORDS, ECTOR COUNTY, TEXAS.

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: 08/05/2025

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 March 23, 2015 and recorded in the real property records of Ector County, TX and is recorded under Clerk's Instrument No. 2015-00004135 with Oscar R. Marquez and Irene F. Polanco (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Primewest Mortgage Corporation mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Oscar R. Marquez and Irene F. Polanco, securing the payment of the indebtedness in the original amount of \$122,735.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 8 AND THE EAST 1 FOOT (E/1 FOOT) OF LOT 7, BLOCK 31, FLEETWOOD ADDITION, 3RD FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 8, PAGE 20, PLAT RECORDS, ECTOR COUNTY, TEXAS.



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

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

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq. or Carson Emmons, Esq. or Justin Ritchie, Esq. OR AWEST or Bobby Fletcher, Jonathan Schendel, Angie Useton, Charles Green, Lisa Bruno, Shawn Schiller, David Ray, Patrick Zwiers, Kristopher Holub, Dana Kamin, Garrett Sanders, Joshua Sanders, Clay Golden, Logan Thomas, Shelley Nail, Kristina McCrary whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

05/23/2025

Executed on

/s/ Justin Ritchie

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

Executed on

5-29-25
[Signature]
SUBSTITUTE TRUSTEE
Agency Sales & Posting
Shelley Nail, Donna Trout, Zane Nail OR Zia Nail or
Zoey Fernandez OR AUCTION.COM
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is *Shelley Nail*, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on *5-29-25* I filed at the office of the Ector County Clerk and caused to be posted at the Ector County courthouse this notice of sale.

Declarants Name: *Shelley Nail*

Date: *5-29-25*

Original Filed for Record this *29* day of *May*, 20*25* at *1:45* o'clock *P*.M.
JENNIFER MARTIN
County Clerk, Ector County, Texas
By *[Signature]* Deputy

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: LOT 7, BLOCK 31, WINDSOR HEIGHTS ADDITION, 3RD FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 3, PAGE 143, PLAT RECORDS, ECTOR COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 02/11/2020 and recorded in Document 2020-2754 real property records of Ector County, Texas.

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

Date: 08/05/2025

Time: 10:00 AM

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

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

5. Obligations Secured. The Deed of Trust executed by PEDRO MORALES AND MAURA A. MORALES, provides that it secures the payment of the indebtedness in the original principal amount of \$191,468.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. ROYAL PACIFIC FUNDING CORPORATION is the current mortgagee of the note and deed of trust and ROYAL PACIFIC FUNDING CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is ROYAL PACIFIC FUNDING CORPORATION c/o ROYAL PACIFIC FUNDING CORPORATION, 1 Corporate Dr., Ste. 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: servicelinkauction.com/texas or (866) 539-4173

Certificate of Posting

I am Donna Trout whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 6/5/2025 I filed this Notice of Foreclosure Sale at the office of the Ector County Clerk and caused it to be posted at the location directed by the Ector County Commissioners Court.

Posted by Donna Trout

FILED THIS 5 DAY OF June, 20 25

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY Griselda Campos DEPUTY

Vylla Solutions, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 25-35338

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 6/23/2022, David Sanchez a single man , as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Allan B. Polunsky, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for PrimeLending, A PlainsCapital Company , as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$216,014.00, payable to the order of PrimeLending, A PlainsCapital Company , which Deed of Trust is Recorded on 6/24/2022 as Volume 2022-00013415, Book , Page , in Ector County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: 1408 N KELLY AVE ODESSA, TX 79763

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Brian Hooper, Mike Jansta, Mike Hayward, or Jay Jacobs , Auction.com, LLC, Dustin George or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **8/5/2025 at 10:00 AM**, or no-later than three (3) hours after such time, in Ector County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE FRONT DOOR OF THE ECTOR COUNTY COURTHOUSE (WEST ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.



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If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, 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 THIS NOTICE IMMEDIATELY.

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.

WITNESS, my hand this 6/4/2025

Kavonnah Dobson

By: Kavonnah Dobson, Sr. Trustee Sale Specialist
Vylla Solutions, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

WITNESS, my hand this 6/5/2025

Donna Trout

By: Substitute Trustee(s)
Shelley Nail, Donna Trout, Zane Nail, Zia Nail,
Zoey Fernandez, Brian Hooper, Mike Jansta, Mike
Hayward, or Jay Jacobs

C/O Vylla Solutions, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

Bradshaw and Associates, Inc.
Surveying / Engineering
Firm #10122900/10122901
4400 N. Big Spring Suite, A-8, Midland, Texas
432-682-4400 Fax 432-682-7997

June 16, 2022

Exhibit "A"

Lot 9, Replat of Block 1, plus a parcel of land out of the Southwest corner of Lot 11, Replat of Block 1, Park Place Addition, An Addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof of record in Volume 2, Page 93, Plat Records, Ector County, Texas and more particularly described as follows, to-wit:

BEGINNING at the platted Southwest corner of said Lot 11, Block 1, Replat of Block 1, Park Place Addition;

THENCE N 74°02'53" E along the South line of Lot 11, 140 feet to a point for the Southeast corner of this tract;

THENCE N 16°48'10" W parallel to the West line of said Lot 11, a distance of 10 feet to a 1/2" iron rod with cap set for the Northeast corner of tract;

THENCE S 75°05'02" W (previously called along an existing wood fence) 140 feet to a 1/2" iron pipe found in the West line of said Lot 11, Block 1, Park Place Addition for the Northwest corner of this tract;

THENCE S 16°48'10" E (RECORD BEARING) along the West line of said Lot 11, Block 1, Park Place Addition, and the East right of way line of North Kelly Avenue a distance of 5.2 feet to the PLACE OF BEGINNING.

Garrett M. Bradshaw

Garrett M. Bradshaw
Registered Professional Land Surveyor
No. 6757



22062057

FILED THIS 5 DAY OF
June, 20 25

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY Guineada Campos DEPUTY

19 5

25-02153
519 E 56TH ST, ODESSA, TX 79762

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

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

LOT 18, BLOCK 63, SHERWOOD ADDITION, 6TH FILING, AN
ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 5, PAGE
9, PLAT RECORDS, ECTOR COUNTY, TEXAS

Security Instrument: Deed of Trust dated January 17, 2023 and recorded on January 18, 2023 at Instrument
Number 2023-00000971 in the real property records of ECTOR County, Texas, which
contains a power of sale.

Sale Information: August 5, 2025, at 10:00 AM, or not later than three hours thereafter, at the front door of
the Ector County Courthouse (West Entrance), or as designated by the County
Commissioners Court.

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

Obligation Secured: The Deed of Trust executed by WESTON SCOTT LUNSFORD A/K/A WESTON S
LUNSFORD AND MARISA MOORE secures the repayment of a Note dated January
17, 2023 in the amount of \$179,193.00. LAKEVIEW LOAN SERVICING, LLC, whose
address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the
current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current
mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas
Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to
administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument
referenced above, mortgagee and mortgage servicer's attorney appoint the substitute
trustees listed below.

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

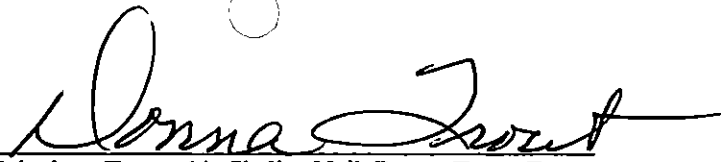
**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED
STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING
ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL
GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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



4844695

Mary Company

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


Substitute Trustee(s): Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Brian Hooper, Mike Jansta, Mike Hayward, or Jay Jacobs

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

Certificate of Posting

I, Donna Trout, declare under penalty of perjury that on the 5th day of June, 2025 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ECTOR County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED THIS 5 DAY OF
June, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Glennida Camps DEPUTY

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

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

Being Lot 17, Block 12, Buchanan Addition, Second Filing, an addition to the City of Odessa, Ector County, Texas, according to the map or plat of record in Volume 98, Pages 316 & 317, Plat Records, Ector County, Texas

Security Instrument: Deed of Trust dated October 21, 2020 and recorded on December 15, 2020 at Instrument Number 2020-23968 in the real property records of ECTOR County, Texas, which contains a power of sale.

Sale Information: August 5, 2025, at 12:00 PM, or not later than three hours thereafter, at the front door of the Ector County Courthouse (West Entrance), or as designated by the County Commissioners Court.

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

Obligation Secured: The Deed of Trust executed by TAYLOR MAURICIO secures the repayment of a Note dated October 21, 2020 in the amount of \$123,226.00. PENNYMAC LOAN SERVICES, LLC, whose address is c/o PennyMac Loan Services, LLC, P.O. Box 30597, Los Angeles, CA 90030, is the current mortgagee of the Deed of Trust and Note and PennyMac Loan Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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

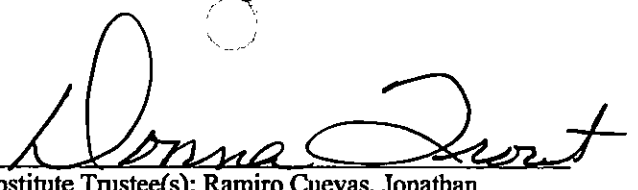
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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



4844675

Mary Company

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


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, Bobby Fletcher, David Ray, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez||Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail

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

Certificate of Posting

I, Donna Trout, declare under penalty of perjury that on the 5th day of June, 2025 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ECTOR County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED THIS 5 DAY OF
June, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Guineada Campos DEPUTY

23

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 5th day of August, 2025
Time: 10:00 AM or not later than three hours after that time
Place: AT "At the front door of the Ector County Courthouse (West Entrance), or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court" in Ector County, Texas.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: October 8, 2021
Grantor(s): ARRYON MAIDEN, A SINGLE MAN
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CALIBER HOME LOANS, INC., its successors and assigns
Original Principal: \$319,113.00
Recording Information: Deed Inst.# 2021-21886,
Current Mortgagee/Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Secures: The Promissory Note (the "Note") in the original principal amount of \$319,113.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

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

PROPERTY TO BE SOLD:

Property County: Ector
Property Description: (See Attached Exhibit "A")
Property Address: 2106 Grayson Ave, Odessa, TX 79761
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

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

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

SUBSTITUTE TRUSTEE(S):

McCalla Raymer Leibert Pierce, LLP, Auction.com LLC

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Drive, Suite 780 Irving, TX 75038

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.

/s/ Coury Jacocks Coury Jacocks

Coury Jacocks - Bar #: 24014306

Attorney for NewRez LLC d/b/a Shellpoint Mortgage Servicing

Coury.Jacocks@mccalla.com

1320 Greenway Drive, Suite 780

Irving, TX 75038

(469) 942-7141 Office


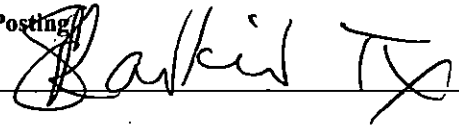
(469) 469-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP

1320 Greenway Drive, Suite 780 Irving, TX 75038

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

I am  whose address is  I declare
under penalty perjury that 6-9-25 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Ector

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

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

EXHIBIT "A"

LOT 33, EXCEPT THE SOUTH 9 FEET THEREOF, BLOCK 13, REPLAT OF ALL OF LOTS 17, 18 AND 19, LOTS 1 THROUGH 8 AND 12 THROUGH 18, BLOCK 20, LOTS 1 THROUGH 16 AND 10 THROUGH 14, BLOCK 21, AND LOTS 1 THROUGH 4, BLOCK 13, WEDGEWOOD ADDITION, 2ND FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 10, PAGE 47, PLAT RECORDS, ECTOR COUNTY, TEXAS.

FILED THIS 9th DAY OF
June, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Marish Silverio DEPUTY

File No.: 24-01545TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-14396-TX

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.

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

Date: 8/5/2025
Time: The earliest time the sale will begin is 10:00 AM , or within three (3) hours after that time.
Place: Ector County Courthouse, Texas, at the following location: 300 North Grant Avenue, Odessa, TX 79761 THE FRONT DOOR OF THE ECTOR COUNTY COURTHOUSE (WEST ENTRANCE)
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

Lot 1, Block 18, 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.

Commonly known as: 4504 BONHAM AVE ODESSA, TX 79762

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 12/31/2018 and recorded in the office of the County Clerk of Ector County, Texas, recorded on 1/2/2019 under County Clerk's File No 2019-00000063, in Book -- and Page -- The subject Deed of Trust was modified by Loan Modification recorded as Instrument 2022-00005939 and recorded on 03/18/2022. of the Real Property Records of Ector County, Texas.

Grantor(s):	Cleve Dexter Wilks and Lauren Elizabeth Cochrane, husband and wife
Original Trustee:	L. Keller Mackie
Substitute Trustee:	Nestor Solutions, LLC, Auction.com, Shelley Nail, Zane Nail, Zia Nail, Zoey Fernandez, Donna Trout, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Johnie Eads, Ed Henderson, Jeff Benton, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for FBC Mortgage, LLC, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is

T.S. #: 2025-14396-TX

authorized to collect the debt and to administer any resulting foreclosure of the referenced property securing the above referenced loan.

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

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

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$166,920.00, executed by Cleve Dexter Wilks and Lauren Elizabeth Cochrane, husband and wife, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for FBC Mortgage, LLC, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

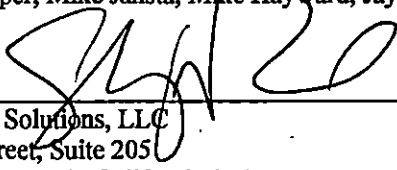
Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

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

T.S. #: 2025-14396-TX

Dated: 6-18-25

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


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

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

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

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

FILED THIS 18th DAY OF
June, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Marilyn Schmitt DEPUTY

Notice of [Substitute] Trustee Sale

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time and Place of Sale.

Date: 08/05/2025

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

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

Property Address: 9105 ANTELOPE AVE, ODESSA, TX 79765

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/22/2020 and recorded 03/11/2021 in Document 4963, real property records of Ector County, Texas, with **BRANDON LOVINS, UNMARRIED MAN** grantor(s) and **ARK-LA-TEX FINANCIAL SERVICES, LLC, DBA BENCHMARK MORTGAGE** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **BRANDON LOVINS, UNMARRIED MAN**, securing the payment of the indebtedness in the original principal amount of **\$185,478.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Ark-La-Tex Financial Services, LLC** is the current mortgagee of the note and deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

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

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

LOT TWENTY-THREE (23), BLOCK FOUR (4), RATLIFF RIDGE, 4TH FILING, PHASE 1, AN ADDITION TO THE CITY OF ODESSA, BEING A SUBDIVISION OF 20.87 ACRES OF LAND IN SECTION 35, BLOCK 42, T-I-S, T&P RR CO. SURVEY, ECTOR COUNTY, TEXAS ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN CABINET C, PAGE 94-C, OF THE PLAT RECORDS OF ECTOR COUNTY, TEXAS.

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

C/O PHH Mortgage Corporation

PO BOX 24605

West Palm Beach, FL 33416-4605

Phone: 877-744-2506

Notice of [Substitute] Trustee Sale

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

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

Date: 06/16/2025



Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

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

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

I am Shelly Neil whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 6-16-25 I filed this Notice of Foreclosure Sale at the office of the Ector County Clerk and caused it to be posted at the location directed by the Ector County Commissioners Court.

Certificate of Posting

FILED THIS 18th DAY OF
June, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Nataniel Silva DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 5th day of August, 2025
Time: 10am or not later than three hours after that time
Place: AT At the front door of the Ector County Courthouse (West Entrance), or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in Ector County, Texas.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: November 21, 2018
Grantor(s): Miguel Molina, A single Man
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Primelending, a
Plainscapital Company, its successors and assigns
Original Principal: \$168,172.00
Recording Information: Deed Inst.# 2018-00019106
Current Mortgagee/Beneficiary: Nationstar Mortgage LLC
Secures: The Promissory Note (the "Note") in the original principal amount of \$168,172.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

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

PROPERTY TO BE SOLD:

Property County: Ector
Property Description: (See Attached Exhibit "A")
Property Address: 906 Yancy St, Odessa, TX 79765
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

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

Mortgage Servicer: Nationstar Mortgage LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd Coppel, TX 75019

SUBSTITUTE TRUSTEE(S): McCalla Raymer Leibert Pierce, LLP, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Johnie Eads, Shelley Nail, Donna Trout, Ed Henderson, Kory Young, Zane Nail

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

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.

/s/Coury Jacocks Coury Jacocks
Coury Jacocks - Bar #: 24014306
Attorney for Nationstar Mortgage LLC
Coury.Jacocks@mccalla.com
1320 Greenway Drive, Suite 780
Irving, TX 75038
(469) 942-7141 Office
(469) 469-6670 Fax

DOCUMENT PREPARED BY:

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

I am Shelley Nail **Certificate of Posting** Rankin Tx whose address is Rankin Tx. I declare
under penalty perjury that 6-18-25 filed and/or recorded this Notice of Foreclosure Sale at the office of the Ector
County Clerk and caused it to be posted at the location directed by the Ector County Commissioners.

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

EXHIBIT "A"

LOT THIRTEEN (13), BLOCK SIXTY-THREE (63), NORTH PARK ADDITION, 20TH FILING, AN ADDITION TO THE CITY OF ODESSA, BEING A SUBDIVISION OF 39.07 ACRES OF LAND IN SECTIONS 34, 38, & 39, BLOCK 42, T-1-S, T&P RR CO. SURVEY, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN CABINET C, PAGE 29D-30A, OF THE PLAT RECORDS OF ECTOR COUNTY, TEXAS.

FILED THIS 18 DAY OF
June, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Marilyn Silver DEPUTY

NOTICE OF TRUSTEE'S SALE

Date: June 20, 2025

Trustee: Stewart McKeehan

Trustee's Address: 7 Emerald Forest Dr., Odessa, TX 79762

Mortgagee: Agustin Melendez

Note: \$171,500.00

Deed of Trust:

Date: September 21, 2018

Grantor: Guadalupe Sanchez and Arely Sanchez

Mortgagee: Agustin Melendez

Recording information: Document 2018-00018077, Official Public Records of Ector County, Texas

Property: Lot 20, Block 17, Westgate Subdivision, 2nd Filing, a subdivision of Ector County, Texas, according to the plat thereof recorded in Vol. 7, Page 11, Plat Records of Ector County, Texas

County: Ector

Date of Sale: August 5, 2025

Time of Sale: 1:00 p.m.


Place of Sale: Ector County Courthouse

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.

Mortgagee has appointed the undersigned as substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

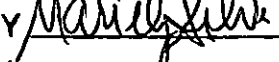
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The sale will begin at the Time of Sale or not later than three hours thereafter.

FILED THIS 20 DAY OF
June, 20 25


Stewart McKeehan, Trustee

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY  DEPUTY

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NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated January 17, 2017 and recorded under Clerk's File No. 2017-00001089, in the real property records of Ector County Texas, with Jacob Graham and wife, Christy Graham, with her joining herein to perfect the security interest but not to otherwise be liable as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Community National Bank, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jacob Graham and wife, Christy Graham, with her joining herein to perfect the security interest but not to otherwise be liable securing payment of the indebtedness in the original principal amount of \$417,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Jacob Graham. TH MSR Holdings LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. RoundPoint Mortgage Servicing LLC is acting as the Mortgage Servicer for the Mortgagee. RoundPoint Mortgage Servicing LLC, is representing the Mortgagee, whose address is: 446 Wrenplace Road, Fort Mill, SC 29715.

Legal Description:

LOT 2, BLOCK 2, RATLIFF RANCH CO 35, 1ST FILING, A SUBDIVISION OF ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN CABINET A, PAGE 97-B, PLAT RECORDS, ECTOR COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 08/05/2025

Earliest Time Sale Will Begin: 12:00 PM

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

TERMS OF SALE

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

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



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

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

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

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

Executed on June 23, 2025.

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

Posted and filed by: 

Printed Name: Shelley Nail

C&M No. 44-25-02031

FILED THIS 26 DAY OF
June, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Sharon [Signature] DEPUTY

Vylla Solutions, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 25-35519

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 11/13/2020, Jerry Holloway and Joann Holloway, husband and wife ; as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Robertson Anschutz Vettors L.L.C., as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$173,012.00, payable to the order of United Wholesale Mortgage, which Deed of Trust is Recorded on 11/16/2020 as Volume 2020-21850, Book , Page , in Ector County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

Lot 58, Block 8, Replat of Lots 1 thru 22, Block 1, Lots 1 thru 6, Block 2, Lots 1 thru 14 Block 7, Lots 3 thru 13 and 18 thru 28, Block 8, Lots 13 thru 32, Block 9 and Lots 1 thru 21, Block 12 and 0.066 acres of alley abandonment, Replat of Stone Gate, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat of record in Cabinet A, Pages 183-A and B, Plat Records, Ector County, Texas.

Commonly known as: 7017 ROBBIE RD ODESSA, TX 79765

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Donna Trout, Shelley Nail, Zane Nail, Zia Nail, Zoey Fernandez, Auction.com, LLC, Dustin George or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 is acting as the mortgage servicer for Carrington Mortgage Services, LLC, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **8/5/2025 at 10:00 AM**, or no later than three (3) hours after such time, in Ector County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **The front door of the Ector County Courthouse (West entrance)**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.



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If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, 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 THIS NOTICE IMMEDIATELY.

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.

WITNESS, my hand this 6/18/2025

Kavonnah Dobson

By: Kavonnah Dobson, Sr. Trustee Sale Specialist
Vylla Solutions, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

WITNESS, my hand this 6-26-25

[Signature]

By: Substitute Trustee(s)
Donna Trout, Shelley Nail, Zane Nail, Zia Nail,
Zoey Fernandez
C/O Vylla Solutions, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

FILED THIS 26 DAY OF
June, 20 25

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

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NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on **May 8, 2009**, a certain Mortgage Deed was executed **Manuel Sanchez and Baudelia Sanchez**, as mortgagor(s) (grantor(s)) in favor of **Wells Fargo Bank, N.A.**, as mortgagee (grantee), and was recorded on **May 22, 2009** in **Book 2342** and **Page 236** 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 **November 8, 2018**, and recorded on **November 16, 2008**, in/as **Instrument number 2018-00018697**, in the Office of the Recorder, Ector County, Texas; and

WHEREAS a default has been made in the covenants and conditions of the Mortgage in that payment due on **August 19, 2024**, was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS the entire amount delinquent as of **June 5, 2025**, is **\$189,838.63**; 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 me 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 **August 5, 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 attached legal description.

Commonly known as: 4203 LOCUST AVE ODESSA, TX 79762
Permanent Parcel Number(s): 17500.00680.00000

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.

FILED THIS 3 DAY OF
July, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Jarina Zavala DEPUTY

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The United States Secretary of Housing and Urban Development will bid **\$196,292.41** , 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 **\$19,355.30** 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 **\$19,355.30** 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/are 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 mortgage 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

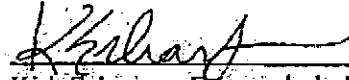
certified or cashier's check payable to the United States Secretary of Housing and Urban Development, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is **\$193,553.03** as of **August 5, 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: June 30, 2025

Foreclosure Commissioner

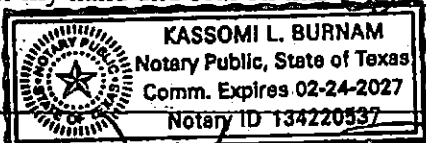
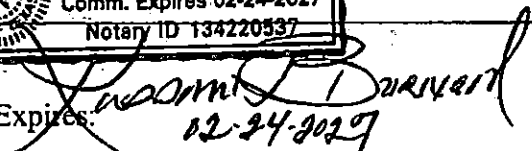

Kirk Schwartz, Esq. on behalf of
JAMES E. ALBERTELLI, P.A.
HUD Foreclosure Commissioner
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039
Phone: 469-804-8457
Fax: 469-804-8462
kschwartz@alaw.net

Acknowledgment

State of TEXAS)
County of DALLAS)

Before me the undersigned authority, on this day personally appeared **Kirk Schwartz**, 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 seal on this 30 day of June, 2025.

(Seal) 
Notary Public 
My Commission Expires: 02-24-2027

This Instrument prepared by:
Kirk Schwartz, Esq.
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039
Firm # 24-038429

LEGAL DESCRIPTION

LOT 14, BLOCK 5, LYNDALE ADDITION, AN ADDITION TO THE CITY OF ODESSA,
ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN
VOLUME 4, PAGE 16, PLAT RECORDS, ECTOR COUNTY, TEXAS.

Posted by Donna Trout

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: June 25, 2025

DEED OF TRUST

Date: February 3, 2023

Grantor: Carlos Ramon Laguna Gutierrez and Martha Raquel Hernandez Martinez

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. 2023-00003959 of the Official Public Records of Ector County, Texas.

Property: Being Lot 3, Block 3, out of Kidd Heights, Ector County, Texas, according to the plat thereof recorded in Cabinet C, Page 150C, Ector County Plat Records.

NOTE SECURED BY DEED OF TRUST

Date: January 30, 2023

Amount: \$33,000.00

Maker: Carlos Ramon Laguna Gutierrez and Martha Raquel Hernandez Martinez

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, August 5, 2025, between nine o'clock A.M. and twelve o'clock P.M.

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.

FILED THIS 7th DAY OF
July, 20 25

Maguire Emswiler
Substitute Trustee

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY Brandon Figueroa DEPUTY

THE STATE OF TEXAS §
 §
COUNTY OF ECTOR §

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, On the 21st day of January, 2022, ZEFELIS SERVICES, LLC executed a Deed of Trust conveying to **SHEM E. CULPEPPER, Trustee**, the real estate hereinafter described to secure **FIRST BASIN CREDIT UNION** in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 2022-1513, 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 5th day of August, 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 11:00 A. M.

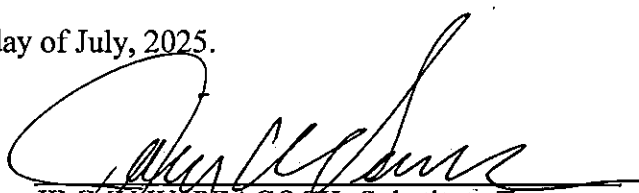
This Sale is subject to outstanding taxes, restrictions, and all other items of record.

Said real estate is described as follows:

Lot 14, Block 7, GARDENDALE SUBDIVISION, a Subdivision of Ector County, Texas, according to the map or plat thereof of record in Volume 8, Page 47, Plat Records, Ector County, Texas; 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 8 day of July, 2025.


JIMMY W. PEACOCK, Substitute Trustee
ATKINS, HOLLMANN, JONES, PEACOCK
LEWIS & LYON
3800 E. 42nd, Ste. 500
Odessa, Texas 79762
(432) 331-1600

FILED THIS 8 DAY OF
July, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Jarina Zamb DEPUTY

NOTICE OF TRUSTEE'S SALE

Date of Notice: July 9th, 2025
Trustee: Jonathan Jasniak
Trustees' Addresses: Jonathan Jasniak
404 Wimberly St.
Fort Worth, Texas 76107

FILED THIS 14th DAY OF
July, 2025
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY [Signature] DEPUTY

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

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

Note: That certain Promissory Note Title dated January 14th, 2025,
from Stephen Raul Bersosa, as borrower, to Lender, as
lender, in the original principal amount of \$129,189.53

Deed of Trust:

Date: Effective as of January 14th, 2025
Grantor: Stephen Raul Bersosa
Lender: Jaz Land, LLC, a Texas limited liability company
Holder: Jaz Land, LLC, a Texas limited liability company
Recording Information: File # 2025-00001996 Ector County, TX
Property: Lot 10 out of a 227.151 acre tract of land out of Section 11, Block
44, T-2-S, T & P RR Co. Survey, Ector County, TX

County: Ector County, Texas

Date of Sale (first Tuesday of the month): August 5th, 2025

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

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

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

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

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 of the Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.


Jonathan Jasniak, Trustee

ACKNOWLEDGMENT

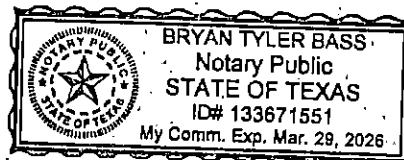
STATE OF TEXAS §
 §
COUNTY OF Hudspeth §

This instrument was acknowledged before me on this 9th day of July, 2025, by Jonathan Jasniak, Trustee, in such capacity.


NOTARY PUBLIC, STATE OF TEXAS

AFTER FILING RETURN TO:

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



NOTICE OF TRUSTEE'S SALE and APPOINTMENT OF SUBSTITUTE TRUSTEE

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

WHEREAS, on August 1, 2017, Ciro Najera and Andrea Najera executed a Deed of Trust conveying to Bryan D. Mackay, Trustee, the real property hereinafter described, to secure Martaca Enterprises Realty, LLC, in the payment of a debt therein described, said Deed of Trust being recorded in Document No. 2018-00002962, Official Public Records of Ector County, Texas.

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 hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

WHEREAS, in my capacity as the attorney for the present owner and holder of the note, and pursuant to Section 51.0076(3) Texas Property Code, I hereby name, appoint and designate Shelby Nail or Coby Nail or Donna Trout or Zane Nail or Zoey Fernandez or Zia Nail or David Garvin, the Substitute Trustee(s) in the above described Deed of Trust and/or to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of said note.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, August 5, 2025, at 10:00 o'clock a.m. or within three (3) hours thereafter, the Substitute Trustee will sell said real property at the place hereinafter set out, to the highest bidder for cash. The place of sale shall be in the area designated by the Commissioners Court of such County, pursuant to §51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if such place is not so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted), in the City of Odessa, Ector County, Texas.

Said real property is described as follows:

Lot 16, Block 2, MCCABE ADDITION, PHASE II, a subdivision of Ector County, Texas, according to the map or plat thereof of record in Volume B, Page 174D, Plat Records, 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 under the Deed of Trust or Substitute Trustee appointed herein 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 refileing may be after the date originally scheduled for this sale.

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 and the priority of the lien being foreclosed.

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 priority nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagor, Mortgagee or the Mortgagee's attorney.

Default has occurred under the Deed of Trust, and the beneficiary has requested the above named Trustee or Substitute Trustee(s), to conduct this public sale. Notice is given that before the sale the beneficiary or the Beneficiary's attorney, agent or servicer may appoint another person substitute trustee to conduct 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.

The Substitute Trustee's address is c/o West & West, Greer & Estorga, 2929 Mossrock, Suite 204, San Antonio, Texas 78230.

WITNESS MY HAND on 14 day of July 2025.


MATTHEW D. JOHNSON

State Bar No. 24098890

DEAN W. GREER

State Bar No. 08414100

Attorney or Authorized Agent for the
Mortgagee or Mortgagee's Servicer
West & West, Greer & Estorga
2929 Mossrock, Suite 204
San Antonio, Texas 78230

Posted by:

Zoe Fernandez

07/14/2025

FILED THIS 14th DAY OF
July, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Yandice Bass DEPUTY

Notice of Substitute Trustee Sale

T.S. #: 25-14872

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

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

Date: 8/5/2025
Time: The sale will begin no earlier than 12:00 PM or no later than three hours thereafter.
The sale will be completed by no later than 3:00 PM
Place: Ector County Courthouse in Odessa, Texas, at the following location: Ector County Courthouse, 300 N. Grant, Odessa, TX 79761 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

LOT 3 BLOCK 142 CRESCENT PARK ADDITION, 9TH FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 12, PLAT RECORDS, ECTOR COUNTY, TEXAS.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 10/4/2019 and is recorded in the office of the County Clerk of Ector County, Texas, under County Clerk's File No 2019-18135, recorded on 10/8/2019, The subject Deed of Trust was modified by Loan Modification recorded on 10/25/2021 as Instrument No.2021-22619 of the Real Property Records of Ector County, Texas.
Property Address: 2612 E 11TH ST ODESSA Texas 79761

Trustor(s):	JESUS GONZALEZ AND YVETTE GONZALEZ	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CITYWORTH MORTGAGE LLC ITS SUCCESSORS AND ASSIGNS
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Current Beneficiary:	SERVBANK, SB	Loan Servicer:	Servbank
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Current Substituted Trustees:	Auction.com, Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail, Catherine Carroll, Rick Snoke, Prestige Default Services, LLC
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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.

T.S. #: 25-14872

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, 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. 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.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by JESUS GONZALEZ AND YVETTE GONZALEZ HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP. 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.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$169,866.00, executed by JESUS GONZALEZ AND YVETTE GONZALEZ HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CITYWORTH MORTGAGE LLC ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JESUS GONZALEZ AND YVETTE GONZALEZ HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP to JESUS GONZALEZ AND YVETTE GONZALEZ. SERVBANK, SB is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

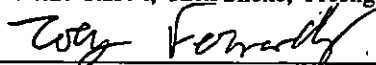
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. All checks must be made payable to Prestige Default Services, LLC

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

SERVBANK, SB
3138 E Elwood St
Phoenix, AZ 85034
(800) 272-3286

Dated: 07/14/2025

Auction.com, Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail,
Catherine Carroll, Rick Snoke, Prestige Default Services, LLC



Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (800) 793-6107
Website: www.auction.com

T.S. #: 25-14872

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

FILED THIS 14th DAY OF
July, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Kandice Bass DEPUTY

56

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: July 10, 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, 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: August 5, 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 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).

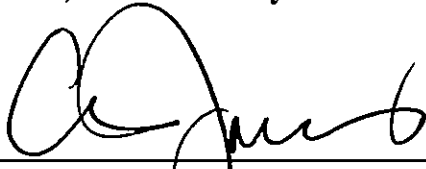
The Property will be sold ***AS IS, WHERE IS, IN ITS PRESENT PHYSICAL CONDITION***,¹ subject to ad valorem tax liens, if any, against the Property, as well as subject to any and all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and valid reservations of oil, gas and other mineral interests, if any, and all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. All prospective purchasers are encouraged to conduct their own independent investigation of the Property, record title to the Property, tax liens, if any, against the Property, and the physical condition of the Property prior to the sale.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE

¹ 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.

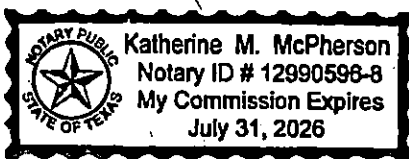
If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the amount paid. The purchaser shall have no further recourse against the Grantor, the Beneficiary, the Substitute Trustee, or the attorney for the Substitute Trustee or the Beneficiary.


Amber James, Substitute Trustee and
Attorney for Southwest Bank

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on the 10th day of July, 2025, by Amber James, Substitute Trustee.




Katherine M. McPherson
Notary Public, State of Texas

FILED THIS 15 DAY OF
July, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Shirley D. Dineen DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: July 10, 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: Kelly Grimsley

Original Payee: 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: August 5, 2025

**Earliest Time of
Sale of Property:** 10:00 a.m. (Central Time)

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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***,¹ subject to ad valorem tax liens, if any, against the Property, as well as subject to any and all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and valid reservations of oil, gas and other mineral interests, if any, and all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. All prospective purchasers are encouraged to conduct their own independent investigation of the Property, record title to the Property, tax liens, if any, against the Property, and the physical condition of the Property prior to the sale.

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

¹ 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.



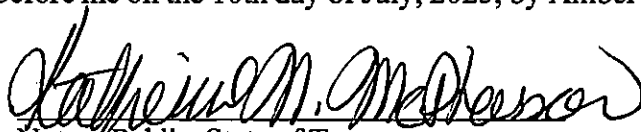
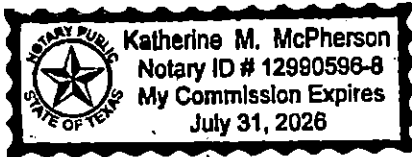
Amber James, Substitute Trustee and
Attorney for Southwest Bank

STATE OF TEXAS

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COUNTY OF TARRANT

This instrument was acknowledged before me on the 10th day of July, 2025, by Amber James, Substitute Trustee.



Notary Public, State of Texas

FILED THIS 15 DAY OF
July, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Sharon Robinson DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: July 10, 2025

Source of Lien (Deed of Trust):

Dated: January 21, 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. 2021-2041 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: August 5, 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 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).

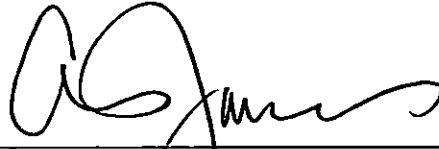
The Property will be sold ***AS IS, WHERE IS, IN ITS PRESENT PHYSICAL CONDITION***,¹ subject to ad valorem tax liens, if any, against the Property, as well as subject to any and all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and valid reservations of oil, gas and other mineral interests, if any, and all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. All prospective purchasers are encouraged to conduct their own independent investigation of the Property, record title to the Property, tax liens, if any, against the Property, and the physical condition of the Property prior to the sale.

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¹ See Texas Property Code § 51.009.

64

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

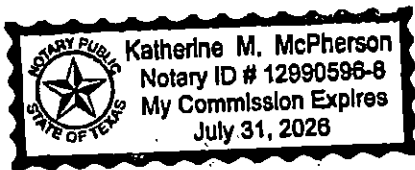
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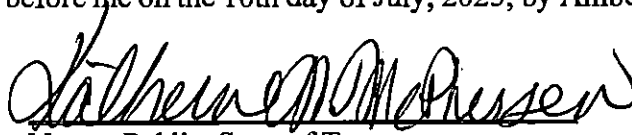
COUNTY OF TARRANT


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This instrument was acknowledged before me on the 10th day of July, 2025, by Amber James, Substitute Trustee.




Notary Public, State of Texas

FILED THIS 15 DAY OF
July, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY  DEPUTY

65

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: July 10, 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: August 5, 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.

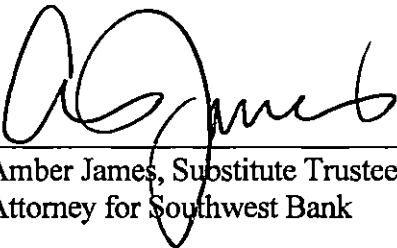
Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the foreclosure sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee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

The Property will be sold ***AS IS, WHERE IS, IN ITS PRESENT PHYSICAL CONDITION***,¹ subject to ad valorem tax liens, if any, against the Property, as well as subject to any and all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and valid reservations of oil, gas and other mineral interests, if any, and all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. All prospective purchasers are encouraged to conduct their own independent investigation of the Property, record title to the Property, tax liens, if any, against the Property, and the physical condition of the Property prior to the sale.

¹ 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.

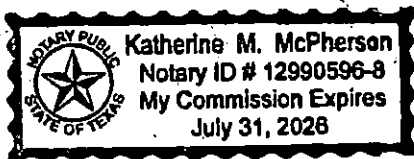

Amber James, Substitute Trustee and
Attorney for Southwest Bank

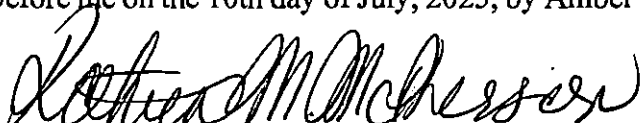
STATE OF TEXAS

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COUNTY OF TARRANT

This instrument was acknowledged before me on the 10th day of July, 2025, by Amber James, Substitute Trustee.




Notary Public, State of Texas

FILED THIS 15 DAY OF
July, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Sharon McPherson DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: July 10, 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, 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.

Owner: Kelly Grimsley Real Estate Partnership, Ltd.

Date of Sale of Property: August 5, 2025

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**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).

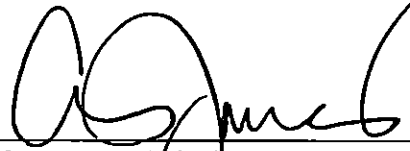
The Property will be sold ***AS IS, WHERE IS, IN ITS PRESENT PHYSICAL CONDITION***,¹ subject to ad valorem tax liens, if any, against the Property, as well as subject to any and all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and valid reservations of oil, gas and other mineral interests, if any, and all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. All prospective purchasers are encouraged to conduct their own independent investigation of the Property, record title to the Property, tax liens, if any, against the Property, and the physical condition of the Property prior to the sale.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE

¹ See Texas Property Code § 51.009.

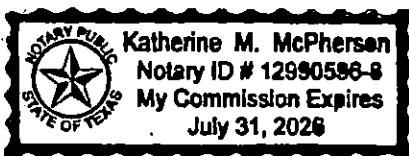
ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.


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 §
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COUNTY OF TARRANT §

This instrument was acknowledged before me on the 10th day of July, 2025, by Amber James, Substitute Trustee.




Notary Public, State of Texas

FILED THIS 15 DAY OF
July, 2025
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY  DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: July 10, 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: August 5, 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. 2022-00003735 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.

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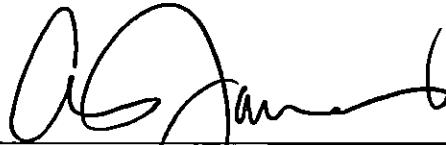
The Property will be sold ***AS IS, WHERE IS, IN ITS PRESENT PHYSICAL CONDITION***,¹ subject to ad valorem tax liens, if any, against the Property, as well as subject to any and all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and valid reservations of oil, gas and other mineral interests, if any, and all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. All prospective purchasers are encouraged to conduct their own independent investigation of the Property, record title to the Property, tax liens, if any, against the Property, and the physical condition of the Property prior to the sale.

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¹ 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.



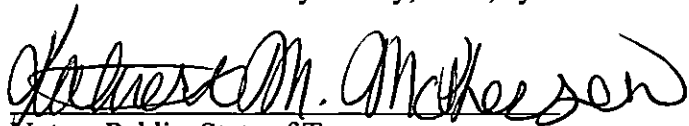
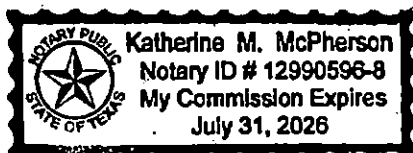
Amber James, Substitute Trustee and
Attorney for Southwest Bank

STATE OF TEXAS

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COUNTY OF TARRANT

This instrument was acknowledged before me on the 10th day of July, 2025, by Amber James, Substitute Trustee.


Notary Public, State of Texas

FILED THIS 15 DAY OF
July, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Sharon L. [Signature] DEPUTY

Notice of Trustee's Sale

Date: July 15, 2025

Trustee: Stephen A. Beal

Substitute Trustee: Paloma Ortega

Street Address for Trustee: PO Box 195607, Dallas County, Texas 75219

Current Owner and Holder of the Note and Deed of Trust: Sendero Residential, L.L.C.

Obligation: Real Estate Lien Note dated December 15, 2022, from Maker, Gerardo Ruiz and Karina Sanchez Cortes to Payee, Sendero Residential, L.L.C., in the original principal amount of \$138,000.00

Deed of Trust

Date: December 15, 2022

Recording Information: Filed on February 2, 2023, and recorded under document number -202300001771 Official Public Records of ECTOR County, Texas

Grantor: Gerardo Ruiz and Karina Sanchez Cortes

Trustee: Stephen A. Beal

Substitute Trustee: Paloma Ortega

Beneficiary: Sendero Residential, L.L.C.

Property: Lot 11, Block 1, Terrace Hills Addition, City of Odessa, County of Ector, Known as 3111 Eastland Ave Odessa, TX 79764

Date of Sale (first Tuesday of month): August 5, 2025

Time of Sale: The sale will begin no earlier than 10:00 AM, and no later than three hours thereafter.

Place of Sale: Ector County Courthouse

Default has occurred under the Deed of Trust. The current owner and holder of the Real Estate Lien Note and the Deed of Trust has instructed the Trustee to offer the Property for sale toward the satisfaction of the Real Estate Lien Note, by a nonjudicial foreclosure sale in accordance with the power of sale granted by the Deed of Trust.

Notice is given that on the Date of Sale, the Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS", without any express or implied warranties, except warranties of title.

Terms of Sale. The sale will be conducted as a public auction to the highest bidder. If the highest bidder is someone other than the Lender, the purchase price will be payable in cash or its equivalent, at the discretion of the Trustee, and will be payable immediately on acceptance of the bid by the Trustee. If the Lender is the highest bidder, payment will be by a credit on the Obligation, as permitted by the Deed of Trust.

Those persons and entities desiring to purchase the Property at the public auction, other than the Lender, will need to demonstrate their ability to pay cash on acceptance of the bid by the Trustee.

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 from the lien of the Deed of Trust, as shown in the public records of the county where the Property is located. Prospective bidders are strongly urged to examine the applicable public records to determine the nature and extent of such matters, if any.

The Trustee may sell the Property in one or more parcels and/or 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.


"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 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."

FILED THIS 15th DAY OF
July, 20 25

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY Brandon Figueroa DEPUTY


Paloma Ortega, Substitute Trustee