

Carrington Foreclosure Services, 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#: 23-29246

POSTED  
FILED at 2:38 P M O'clock 7/27/23  
BRENT ZITTERKOPF, County Clerk, Howard County, Texas  
By *[Signature]* Deputy

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 11/30/2011, Tim Benner and spouse Susan Benner, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Rebecca Suzanne Smith, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for LRS Financial Network, Inc., DBA HNB Mortgage, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$37,795.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for LRS Financial Network, Inc., DBA HNB Mortgage, which Deed of Trust is Recorded on 11/30/2011 as Volume 2011-00006433, Book , Page , in Howard 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: **1501 E 2ND ST BIG SPRING, TX 79720**

**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, Zoey Fernandez, Zia Nail, 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 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **JP MORGAN CHASE BANK, NATIONAL ASSOCIATION**, 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 **10/3/2023 at 10:00 AM**, or no later than three (3) hours after such time, in **Howard 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 North door of the Courthouse**

**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.

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.



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**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 7/25/2023

WITNESS, my hand this 7/27/23

Monica Sandoval

By: Monica Sandoval, Trustee Sale Specialist,  
Team Lead  
Carrington Foreclosure Services, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

Zia Nail

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

**EXHIBIT "A"**

**BEING the East 100 feet of a tract compromising 4.3 acres of land out of the NE/4 of Section 44, Block 32, T-1-N, T.& P. RR. Co. Survey, Howard County, Texas, described by metes and bounds as follow:**

**BEGINNING at 1 /2" I.R. with cap in the South right-of-way line of the T & P RR Co. Main Line out of the NE/4 of Section 44, Block 32, T-1-N, T.& P. RR. Co. Survey, Howard County, Texas for the NE corner said 4.3 acre tract and for the NE corner of this tract; from whence the NE corner of said Section 44 bears N. 77° 37' E. 1723.33' and N. 14° 37' W. 627.0'**

**Thence S. 14° 21' E. along the East line of said 4.3 acre tract, the East line of a 1.413 acre tract and the West line of a 1.412 acre tract, 304.75' to a 1 /2" I.R. with cap set in the North right-of-way line of East 2nd Street (80' right-of-way) for the SW corner of said 1.412 acre tract and the SE corner of this tract**

**THENCE Southwesterly along the North right-of-way line of said East 2nd Street, and with the arc of said curve to the right having a Delta of 2 ° 29' 56" and a radius of 2291.83' (Chord Bearing S 76° 34' 17" W. 99.952' ) 99.96' to a 1 /2" I.R. with cap set for the SW corner of this tract**

**THENCE N. 14° 21' W. 306.57' to a 1 /2" I.R. with cap set in the South right-of-way line of said T & P RR Co. Main Line for the NW corner of this tract**

**THENCE N. 77° 37' E. along the South right-of-way line of said T & P RR Co. Main Line, 100.0' to the PLACE OF BEGINNING**

**Containing 0.702 Acres of Land, more or less.**