

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

THE STATE OF TEXAS    )  
  )  
COUNTY OF HOWARD    )

WHEREAS, **BLUE SKY RANCH AZMB L.L.C.**, (the “**Borrower**”) executed and delivered a certain *Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing* (the “**Deed of Trust**”) dated as of January 18, 2019, conveying to **JOY TITLE COMPANY, a Texas limited liability company**, as Trustee, the real and personal property described in that Deed of Trust, which is recorded in the Official Public Records of Howard County, Texas, as follows:

DATE RECORDED    DOCUMENT NO.  
02/01/2019            2019-00001252

WHEREAS, the indebtedness secured by this Deed of Trust has matured (by acceleration or otherwise) and remains outstanding and delinquent (after demand for payment in full therefore having been made and unperformed), and **FANNIE MAE**, the owner and holder of the indebtedness secured by this Deed of Trust and the due and lawful Beneficiary thereunder (by assignment and as successor in interest thereto), has requested the Substitute Trustees exercise the power to sell this Property (as defined below).

NOW, THEREFORE, notice is hereby given that at **10:00 a.m.** (or within three hours thereafter) on **Tuesday, September 3, 2024**, I will sell:

- The real property described on the attached Exhibit “A” (the “**Real Property**”), and
- The other property (whether real property, personal property, fixtures or otherwise) which is (i) described in the Deed of Trust and (ii) located on, affixed to or otherwise appurtenant to that Real Property (collectively, the “**Property**”)

Posted  
FILED at 12:53 PM O'clock 8-13-24  
BRENT ZIVTERKOPF, County Clerk, Howard County, Texas  
By Argie Hata Deputy

The Property described above shall be sold to the highest bidder. The sale shall be conducted in accordance with the Deed of Trust and the Texas Property Code in the area designated by the Commissioners Court of Howard County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted) at the date and time of the sale indicated herein above.

**FANNIE MAE**, the owner and holder of the indebtedness secured by the Deed of Trust, reserves the right to credit-bid at this sale. Except for any such credit-bid, the purchase price set forth in the final bid accepted by the Substitute Trustee is due and payable in cash (or cashier's checks) without delay upon acceptance of the bid.

In accordance with TEX. BUS. & COMM. CODE §22.004, the winning bidder at the foreclosure sale, other than the owner and holder of the indebtedness, shall provide the following information to the Substitute Trustee at the time the Substitute Trustee completes the sale:

1. the name, address, telephone number, and e-mail address of the bidder and of each individual tendering or who will tender the sale price for the winning bid;
2. if the bidder is acting on behalf of another individual or organization, the name, address, telephone number, and e-mail address of the individual or organization and the name of a contact person for the organization;
3. the name and address of any person to be identified as the grantee in the Trustee's Deed;
4. the purchaser's tax identification number;
5. a government-issued photo identification to confirm the identity of each individual tendering funds for the winning bid; and
6. any other information reasonably needed to complete the Substitute Trustee's duties and functions concerning the sale.

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

Executed this 13 day of August, 2024.

By: 

Substitute Trustee

**Shelley Nail, Coby Nail, Donna Trout, Zane Nail,  
Zoey Fernandez, Zia Nail, and David Garvin**

Attn; Clay M. Taylor  
Dentons, US LLP  
100 Crescent Court, Suite 900  
Dallas, Texas 75201-2347  
214 647-2496  
[Clay.Taylor@Dentons.com](mailto:Clay.Taylor@Dentons.com)

**EXHIBIT A**

**DESCRIPTION OF THE LAND**

A Plat of all of Lots No. Six (6) and Seven (7), in Block No. Ten (10), in Settles Heights Addition, to the City of Big Spring, Howard County, Texas according to the Amended Plat of said Addition of record in the office of the county clerk of Howard County, Texas, SAVE AND EXCEPT the South 120 feet of Lots 6 and 7.

Being all of Lot No. Eight (8), in Block No. Ten (10), Settles Heights Addition to the City of Big Spring, Howard County Texas according to the Amended Plat of record in the office of the county clerk of Howard County, Texas, SAVE AND EXCEPT the East 13 feet of the South 120 feet of said Lot No. 8.

Being all of Lots Nos. Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), and Sixteen (16), in Block No. Ten (10), Settles Heights Addition, to the City of Big Spring, Howard County, Texas, according to the Amended plat of Record in the office of the County Clerk of Howard County, Texas.

Said amended map or plat recorded in Envelope 93/B, Plat Records of Howard County, Texas.