

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: 08/04/2026

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

Place: Howard County, Texas at the following location: **NORTH DOOR OF THE COURTHOUSE 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: 2905 OASIS RD, BIG SPRING, TX 79720

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 11/13/2008 and recorded 11/18/2008 in Book 1118 Page 458 Document 2008-00006839, real property records of Howard County, Texas, with **LISA CERVANTES AND HUSBAND, RICARDO CERVANTES** grantor(s) and WESTSTAR MORTGAGE CORPORATION as Lender, ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION 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 **LISA CERVANTES AND HUSBAND, RICARDO CERVANTES**, securing the payment of the indebtedness in the original principal amount of \$199,767.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION** is the current mortgagee of the note and deed of trust or contract lien.

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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:

19.98 ACRE TRACT

BEING a 19.98 acre tract of land out of the SW part of Section 27, Block 32, T-1-N, T. & P. RR. Co. Survey, Howard County, Texas, described more particularly by metes and bounds as follows:

BEGINNING at a 3/4" I.P found in North right-of-way line of Oasis Road (80' right-of-way) in Section 27, Block 32, T-1-N, T. & P. RR. Co. Survey, Howard County, Texas, the SE corner of a 3.49 acre tract and a corner of this tract; from whence the SW corner of said Section 27 bears S. 75° 24' W. 595.6' and S. 14° 43' 55" E. 40.0'

THENCE N. 14° 45' 10" W. along the East line of said 3.49 acre tract 273.9' to a 5/8" I.R. with cap found, the NE corner of said 3.49 acre tract and for an interior corner of this tract

THENCE S. 75° 16' 11" W. along the North line of said 3.49 acre tract 555.67' to a 5/8" I.R. with cap found, the NW corner of said 3.49 acre tract and for the SW corner of this tract

THENCE N. 14° 42' 22" W. along the East line of a 40' wide tract, 1444.4' to a 1/2" I.R. with cap set in the South line of a 87.87 acre tract for the NW corner of this tract

THENCE N. 75° 21' 45" E. along the South line of said 87.87 acre tract 594.84' to a 1/2" I.P. found, the NW corner of said 21.35 acre tract and for the NE corner of this tract

THENCE S. 14° 44' 28" E. along the West line of said 21.35 acre tract 1717.42' to a 1-1/2" G. I.P. found in the North right-of-way line of said Oasis Road, the SW corner of said 21.35 acre tract and for the SE corner of this tract

THENCE S. 75° 23' W. along the North right-of-way line of said Oasis Road 40.0' to the **PLACE OF BEGINNING**. Containing 19.98 Acres of Land

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. **Onity Mortgage Corporation f/k/a PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O Onity Mortgage Corporation f/k/a PHH Mortgage Corporation

**PO BOX 24605
West Palm Beach, FL 33416-4605**

Phone: 877-744-2506

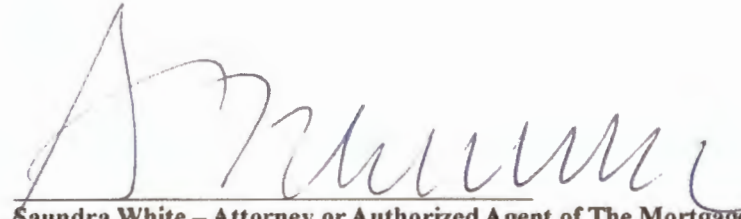
TS No.: 2026-00735-TX
26-000358-673

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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: May 27, 2026



Sandra White – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
114 Mesa Park Drive, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

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

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

I am Shelley Nail Certificate of Posting
whose address is c/o AT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,
Houston, TX 77056. I declare under penalty of perjury that on 5-28-26 I filed this Notice of Foreclosure Sale at the office
of the Howard County Clerk and caused it to be posted at the location directed by the Howard County Commissioners Court.

POSTED at 11:59 AM O'clock 5/28/2026
JURY PADRON, County Clerk, Howard County, Texas
By Vernice Shroyer Deputy