

1615 NORTH ALLEGHANBY AVENUE
ODESSA, TX 79761

00000010434603

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: July 01, 2025

Time: The sale will begin at 10:00 AM 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 June 12, 2009 and recorded in Document CLERK'S FILE NO. 2009-00008452; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2021-25125 real property records of ECTOR County, Texas, with JOE JUAREZ AND REBECCA OLIVAS JUAREZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOE JUAREZ AND REBECCA OLIVAS JUAREZ, securing the payment of the indebtednesses in the original principal amount of \$81,496.00, 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



1615 NORTH ALLEGHANNEY AVENUE
ODESSA, TX 79761

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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.

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Elt 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 4/10/25 I filed at the office of the ECTOR County Clerk and caused to be posted at the ECTOR County courthouse this notice of sale.

Elt C

Declarants Name: Elizabeth Cardenas
Date: 4/10/25

1615 NORTH ALLEGHANBY AVENUE
ODESSA, TX 79761

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ECTOR

EXHIBIT "A"

LOTS 5 AND 6, BLOCK 119, COLLEGE ADDITION, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 3, PAGE 314, DEED RECORDS, ECTOR COUNTY, TEXAS.

FILED THIS 10th DAY OF
April, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Elizabeth A. Jones 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: 07/01/2025

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: 7308 WEST PILE RANCH ROAD, ODESSA, TX 79762

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 04/29/2019 and recorded 05/02/2019 in Document 2019-00007393, real property records of Ector County, Texas, with **JAIME IBARRA, AN 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 **JAIME IBARRA, AN UNMARRIED MAN**, securing the payment of the indebtedness in the original principal amount of **\$214,978.00**, 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 22, BLOCK 32, OF HOMESTEAD AT PARKS BELL RANCH, 3RD FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET C, PAGE 31C-D AND CORRECTED IN CABINET C, PAGE 40A-B, 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: 04/14/2025



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 Nail Certificate of Posting
whose address is c/o AVT Title Services, L.L.C. 5177 Richmond Avenue, Suite 1230,
Houston, TX 77056. I declare under penalty of perjury that on 4-15-25 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.

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

6

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: 07/01/2025

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: 7012 PINECREST AVE, ODESSA, TX 79765-8947

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 10/27/2023 and recorded 10/27/2023 in Document 2023-00018190, Re-filed 11/02/2023 in Document 2023-00018634, real property records of Ector County, Texas, with **HUMBERTO HERRERA JR A SINGLE MAN** grantor(s) and **PRIMELENDING, A PLAINSCAPITAL COMPANY** 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 **HUMBERTO HERRERA JR A SINGLE MAN**, securing the payment of the indebtedness in the original principal amount of **\$382,936.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** 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 34, BLOCK 12, REPLAT OF LOTS 1-22, BLOCK 1, LOTS 1-6, BLOCK 2, LOTS 1-14, BLOCK 7, LOTS 3-14 AND 18-28, BLOCK 8, LOTS 13-32, BLOCK 9, AND LOTS 1-21, BLOCK 12, AND 0.066 ACRE 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, PAGE 183-A&B, PLAT RECORDS, 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: 04/10/2025



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 Shelley Nail Certificate of Posting
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 4-15-25 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.

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

2416 BEECHWOOD ST
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: July 01, 2025
Time: The sale will begin at 10:00 AM 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 June 14, 2024 and recorded in Document INSTRUMENT NO. 2024-00010418 real property records of ECTOR County, Texas, with JOSE BARRENDEY JR, A SINGLE MAN AND JAZMIN HERNANDEZ, A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.
- 4. Obligations Secured.** Deed of Trust or Contract Lien executed by JOSE BARRENDEY JR, A SINGLE MAN AND JAZMIN HERNANDEZ, A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$180,455.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC 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. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452



2416 BEECHWOOD ST
ODESSA, TX 79761

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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.

Il sb

Elvtt 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 4/24/25 I filed at the office of the ECTOR County Clerk and caused to be posted at the ECTOR County courthouse this notice of sale.

Elvtt C

Declarants Name: Elizabeth Cardenas
Date: 4/24/25

2416 BEECHWOOD ST
ODESSA, TX 79761

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ECTOR

EXHIBIT "A"

LOT 21, BLOCK 110, REPLAT OF LOTS 9 AND 10, BLOCK 110, CRESCENT PARK ADDITION, 4TH FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET C, PAGE 97C, PLAT RECORDS, ECTOR COUNTY, TEXAS.

FILED THIS 24 DAY OF
April, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Shawna L. Pineda DEPUTY

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 September 24, 2021 and recorded under Clerk's File No. 2021-20748, in the real property records of Ector County Texas, with Edmund Rodriguez II and Randi M.C Rodriguez husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Primelending, A Plainscapital Company, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Edmund Rodriguez II and Randi M.C Rodriguez husband and wife securing payment of the indebtedness in the original principal amount of \$166,822.00 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 Edmund F Rodriguez II. Lakeview Loan Servicing, 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. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:

THE EAST 34.5 FEET (E/34.5') OF LOT 25 AND ALL OF LOTS 21 AND 23, BLOCK 1, LOYD W BOOTH ADDITION, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD VOLUME 2, PAGE 7, PLAT RECORDS, ECTOR COUNTY, TEXAS

SALE INFORMATION

Date of Sale: 07/01/2025

Earliest Time Sale Will Begin: 10:00 AM

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.



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** Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Brian Hooper, Mike Jansta, Mike Hayward, or Jay Jacobs, Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Xome, 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 April 21, 2025.

/s/ Nicole M. Bartee SBOT No. 24001674, 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. 44-25-01186

FILED THIS 24 DAY OF
April, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Shavon Robinson DEPUTY

14

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 134396-TX

Date: April 28, 2025

County where Real Property is Located: Ector

ORIGINAL MORTGAGOR: DANIEL RAY TIJERINA AND ELVA CORINA TIJERINA, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR RIGHT START MORTGAGE, INC. DBA PROVIDENCE HOME LOANS, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC

MORTGAGE SERVICER: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

DEED OF TRUST DATED 3/21/2024, RECORDING INFORMATION: Recorded on 3/25/2024, as Instrument No. 2024-00004957

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 8, BLOCK 30, 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.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/1/2025, the foreclosure sale will be conducted in Ector County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is acting as the Mortgage Servicer for ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., as Mortgage Servicer, is representing the Mortgagee, whose address is:

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC
c/o Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
635 Woodward Ave
Detroit, MI 48226-1906

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

Page 1 of 2



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

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 RAMIRO CUEVAS, JONATHAN SCHENDEL, ANGIE USELTON, CHARLES GREEN, LISA BRUNO, PATRICK ZWIERS, CONRAD WALLACE, KRISTOPHER HOLUB, DANA KAMIN, JOSHUA SANDERS, MATTHEW HANSEN, ALEENA LITTON, AUCTION.COM, BOBBY FLETCHER, DAVID RAY, DANA DENNEN, SHELLEY NAIL, DONNA TROUT, ZANE NAIL, ZIA NAIL, ZOEY FERNANDEZ, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

Posted by: Donna Trout

FILED THIS 1 DAY OF may, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY gumeda campos DEPUTY

14 c

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 October 04, 2021 and recorded under Clerk's File No. 21484, in the real property records of Ector County Texas, with Wyatt William Slaugh an unmarried man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Gateway Mortgage Group, a Division of Gateway First Bank, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Wyatt William Slaugh an unmarried man securing payment of the indebtedness in the original principal amount of \$171,830.00 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 Wyatt William Slaugh. Lakeview Loan Servicing, 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. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:

LOT 6, BLOCK 4, DOROTHY LEA ADDITION, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 4, PAGE 43, PLAT RECORDS, ECTOR COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 07/01/2025

Earliest Time Sale Will Begin: 10:00 AM

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.

44-25-01208
Ector



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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 Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail, 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, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

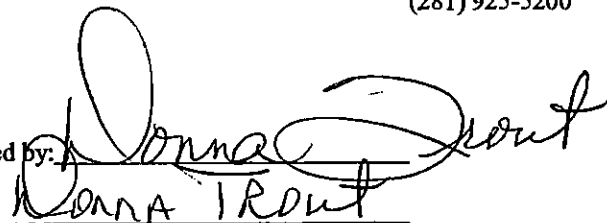
The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on April 28, 2025.

/s/ Will Morphis SBOT No. 24131905, 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:


Donna Trout

C&M No. 44-25-01208

FILED THIS 1 DAY OF May, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Grimelda Campos DEPUTY

18

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 135081-TX

Date: May 2, 2025

County where Real Property is Located: Ector

ORIGINAL MORTGAGOR: BRANDON FARMER, A SINGLE MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR NATIONS RELIABLE LENDING,
LLC, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 5/12/2016, RECORDING INFORMATION: Recorded on 5/17/2016, as Instrument No.
2016-00007237

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 6, BLOCK 8, LAKESIDE ESTATES
ADDITION, 2ND FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 15, PAGE 49, PLAT RECORDS,
ECTOR COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/1/2025, the foreclosure sale will be conducted in
Ector County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property
Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners
Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be
conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute
Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien
indebtedness superior to the Deed of Trust.

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

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

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the
Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is
authorized to collect the debt and to administer any resulting foreclosure of the property securing the above
referenced loan.

Page 1 of 2



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AP NOS/SOT 08212019

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WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE SHELLEY NAIL, DONNA TROUT, ZANE NAIL, ZIA NAIL, ZOXY FERNANDEZ, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, JAY JACOBS, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

FILED THIS 8th DAY OF
May, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Alyssa Revon DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 8/6/2020	Grantor(s)/Mortgagor(s): KEVIN PIERCE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2020-14544	Property County: ECTOR
Mortgage Servicer: M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Fountain Plaza, Buffalo, NY 14203
Date of Sale: 7/1/2025	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: 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.	

Legal Description: LOT ONE (1), BLOCK ELEVEN (11), RATLIFF RIDGE, 1ST FILING, PHASE 5, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THERE OF RECORDED IN CABINET C, PAGE 71C OF THE PLAT RECORDS OF 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, Ramiro Cuevas, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Auction.com, Bobby Fletcher, David Ray, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Zia Nail or Zoey Fernandez, 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(f): 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: 5/5/2025

Thuy Frazier

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

Dated: *5/5/25*

Printed Name: *Shelley Nail*

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

FILED THIS *8th* DAY OF
May, 20 *25*

JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY *Ulysses* DEPUTY

MH File Number: TX-25-109454-POS
Loan Type: FHA

21/

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 10/5/2021	Grantor(s)/Mortgagor(s): JOE ANTHONY DAVILA AND MYRA ISABEL GONZALEZ, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FBC MORTGAGE, LLC ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: FBC Mortgage, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2021-21649	Property County: ECTOR
Mortgage Servicer: Cenlar FSB is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 425 Phillips Blvd , Ewing, NJ 08618
Date of Sale: 7/1/2025	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: 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.	

Legal Description: LOT 59, BLOCK 37, NORTH PARK ADDITION, 13TH FILING, PHASE II, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET B, PAGES 137-D AND 138-A, 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, Ramiro Cuevas, Jonathan Schendel, Angie Useton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Auction.com, Bobby Fletcher, David Ray, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Zia Nail or Zoey Fernandez, 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: 5/19/2025

[Signature]

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

Dated: 5-22-25

Printed Name:

Shelley Nail
Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-25-109543-POS
Loan Type: FHA

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

22

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 132169-TX

Date: May 16, 2025

County where Real Property is Located: Ector

ORIGINAL MORTGAGOR: CARLOS CASTILLEJA AND ISABEL ANN CASTILLEJA, HUSBAND
AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR SECURITY AMERICA
MORTGAGE, INC , ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: M&T Bank

DEED OF TRUST DATED 4/8/2016, RECORDING INFORMATION: Recorded on 4/14/2016, as Instrument No.
2016-00005286

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT EIGHTY-NINE (89), BLOCK THIRTY-SEVEN
(37) NORTH PARK ADDITION, 13TH FILING, PHASE II, AN ADDITION TO THE CITY OF ODESSA,
BEING A SUBDIVISION OF 14.007 ACRES OF LAND IN SECTION 34, 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 B, PAGE 137-D, 138-A OF THE PLAT RECORDS OF ECTOR
COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/1/2025, the foreclosure sale will be conducted in Ector
County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as
the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will
be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no
earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell,
to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the
Deed of Trust.

M&T Bank is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the Mortgagee of
the Note and Deed of Trust associated with the above referenced loan. M&T Bank, as Mortgage Servicer, is
representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC
c/o M&T Bank
One Fountain Plaza
Buffalo, NY 14203

Page 1 of 2



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

AP NOS/SOT 08212019

235

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE SHELLEY NAIL, DONNA TROUT, ZANE NAIL, ZIA NAIL, ZOEY FERNANDEZ, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, JAY JACOBS, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Postally
[Signature]
5-22-25

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

FILED THIS 23 DAY OF
May, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Jana Jacobo DEPUTY

STATE OF TEXAS §
 §
COUNTY OF ECTOR §

NOTICE OF FORECLOSURE SALE

Date: May 22, 2025

Deed of Trust

Dated: April 21, 2023

Grantor(s): John Ashley Enterprises, Inc.

Trustee: Zane Rhyne

Lender: Brave National Bank

Recorded in: Deed of Trust recorded as Instrument No. 2023-00006952, Official Public Records of Ector County, Texas.

Secures: Real Estate Lien Note (the "Note") dated April 21, 2023 in the original principal amount of \$2,600,000.00, executed by Juan Marcos Jacobo and Maribel Jacobo, in their capacities as Co-Managers of John Ashley Enterprises, Inc., and payable to the order of Lender.

Property: A 11.96 acre tract out of 34.19 acre tract of land located in Section 39, Block 42, T-2-S, T & P Ry. Company Survey, Ector County, Texas, being more particularly described by metes and bounds in **Exhibit A** attached hereto.

Substitute Trustee: Jackson R. Willingham (Tex. Bar. No. 24121204)
Lisa K. Hooper (Tex. Bar. No. 24047282)
B. Blue Hyatt (Tex. Bar No. 24032452)
D. Cade Grigsby (Tex. Bar. No. 24120869)
Steven G. Lively (Tex. Bar. No. 24130316)
LYNCH, CHAPPELL & ALSUP, P.C.
The Summit, Suite 700
300 N. Marienfeld
Midland, Midland County, Texas 79701
Telephone: 432-683-3351
Facsimile: 432-683-8346

and

Zane Rhyne
Dan C. Frank, III
First National Bank of Fort Stockton
101 W. 6th Street
P.O. Box 577
Iraan, Texas 79744
(432) 639-2543

Foreclosure Sale

Date: July 1, 2025

Time: The sale of the Property ("Foreclosure Sale") shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 P.M.

Place: Ector County Courthouse in Odessa, Texas, at the area designated by the Ector County Commissioners Court.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Lender 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.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal Notice is hereby given of Lender's election to proceed against and sell both the real property and any and all personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee under the deed of trust need not appear at the Date, Time, and Place of 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 and the Deed of Trust. Such reposting or refiling may be after the date originally scheduled for this sale.


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

The Foreclosure 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 Foreclosure 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 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 or covenants, except as to the warranties of title 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 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.

Notice is given that before the Foreclosure Sale, Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

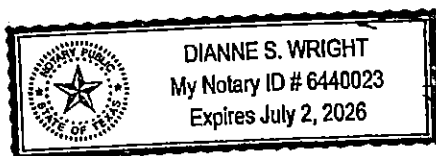


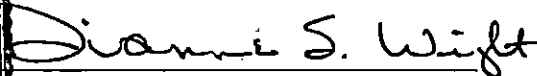
Zane Rhyne
Executive Vice President
Brave National Bank, a division of First
National Bank of Fort Stockton

THE STATE OF TEXAS §
 §
COUNTY OF MIDLAND §

Before me, the undersigned notary public, on this day personally appeared Zane Rhyne, as Executive Vice President of Brave National Bank, a division of First National Bank of Fort Stockton, on behalf of said entity, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and consideration therein expressed.

Give under my hand and seal of office this 22 day of May, 2025.





Notary Public, State of Texas

EXHIBIT A

PROPERTY DESCRIPTION 11.96 ACRES/520,860 SQ. FT.

BEING AN 11.96 ACRE (520,860 SQUARE FOOT) TRACT OF LAND SITUATED IN SECTION 39, BLOCK 42, TOWNSHIP 2 SOUTH, TEXAS & PACIFIC RAILWAY COMPANY SURVEY, ABSTRACT No. 127, ECTOR COUNTY, TEXAS AND BEING PART OF A CALLED 34.19 ACRE TRACT DESCRIBED IN DEED TO COLEMAN CHASE, LLC AS RECORDED IN DOCUMENT No. 2017-19041, OFFICIAL PUBLIC RECORDS, ECTOR COUNTY, TEXAS, SAID 11.96 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(BEARINGS, DISTANCES, AREA AND COORDINATES SHOWN HEREON ARE GRID BASED ON "THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE" AS DETERMINED BY GPS OBSERVATIONS ON NOV. 06, 2016. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS -01°02'14.4" AND THE COMBINED SCALE FACTOR IS 0.99985079.)

BEGINNING AT A 1/2 INCH REINFORCING BAR SET (N: 10632077.49, E: 1671053.48) WITH BLUE PLASTIC CAP STAMPED "T.A. NOLD RPLS 5658" (HEREINAFTER CALLED 1/2 INCH REINFORCING BAR SET) FOR THE NORTHEAST CORNER OF SAID 11.96 ACRE TRACT AND BEING IN THE COMMON EAST BOUNDARY LINE OF SAID 34.19 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF SOUTH DIXIE BOULEVARD (A 60 FOOT RIGHT-OF-WAY AS DESCRIBED IN DEED RECORDED IN VOLUME 258, PAGE 448, DEED RECORDS, ECTOR COUNTY, TEXAS), AND THE EAST BOUNDARY LINE OF SAID SECTION 39, FROM WHICH A 1/2" IRON PIPE FOUND AT THE SOUTHEAST SIDE OF A 4" CEDAR FENCE CORNER POST FOR THE SOUTHEAST CORNER OF SAID SECTION 39 BEARS SOUTH 14°15'31" EAST, A DISTANCE OF 2263.44 FEET, AND A 1/2 INCH REINFORCING BAR FOUND WITH BLUE PLASTIC CAP STAMPED "T.A. NOLD RPLS 5658" FOR THE COMMON EASTERNMOST NORTHEAST CORNER OF SAID 34.19 ACRE TRACT AND THE EASTERNMOST SOUTHEAST CORNER OF A CALLED 13.83 ACRE TRACT OF LAND DESCRIBED IN DEED TO MOTLEY CAPITAL, LLC AS RECORDED IN DOC. No. 2016-17947 AND CORRECTED IN DOC. No. 2017-736 OF SAID OFFICIAL PUBLIC RECORDS BEARS NORTH 14°15'31" WEST, A DISTANCE OF 80.00 FEET;

THENCE, SOUTH 14°15'31" EAST, WITH SAID COMMON LINES, A DISTANCE OF 1237.86 FEET TO A POINT FOR THE COMMON SOUTH CORNER OF SAID 34.19 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 121.0 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF ODESSA AS RECORDED IN VOLUME 1709, PAGE 485 OF SAID DEED RECORDS, AND FROM SAID POINT A 1/2" REINFORCING BAR WITH ILLEGIBLE YELLOW PLASTIC CAP BEARS SOUTH 48°28'04" EAST, A DISTANCE OF 0.24 FEET;

THENCE, NORTH 48°28'04" WEST, WITH THE COMMON SOUTHWEST BOUNDARY LINE OF SAID 34.19 ACRE TRACT AND THE NORTHEAST BOUNDARY LINE OF SAID CITY OF ODESSA TRACT, A DISTANCE OF 1496.83 FEET TO A 1/2" REINFORCING BAR SET FOR THE WEST CORNER OF SAID 11.96 ACRE TRACT, AND FROM SAID POINT A 1/2 INCH REINFORCING BAR FOUND WITH YELLOW PLASTIC CAP STAMPED "HOWELL RPS 280" FOUND FOR THE NORTH CORNER OF SAID CITY OF ODESSA TRACT BEARS NORTH 48°28'04" WEST, A DISTANCE OF 2000.86 FEET;

THENCE, NORTH 75°44'29" EAST, OVER AND ACROSS SAID 34.19 ACRE TRACT, A DISTANCE OF 841.55 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 11.96 ACRES OR 520,860 SQUARE FEET OF LAND.

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: 1.99 ACRE TRACT

FIELD NOTE DESCRIPTION OF A 1.99 ACRE TRACT OF LAND LOCATED IN THE SOUTHEAST PART OF SECTION 5, BLOCK 41, T-1-S, T. AND P. RR. COMPANY SURVEY, ECTOR COUNTY, TEXAS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF DRIFTWOOD DRIVE, FOR THE SOUTHEAST CORNER OF LOT 13, PAMPAS ESTATES, AN UNRECORDED SUBDIVISION LOCATED IN THE SOUTHEAST PART OF SECTION 5, BLOCK 41, T-1-S, T. AND P. RR. COMPANY SURVEY, ECTOR COUNTY, TEXAS, FROM WHICH POINT THE SOUTHEAST CORNER OF SAID SECTION 5 BEARS NORTH 74 DEGREES 28 MINUTES 27 SECONDS 740.0 FEET AND SOUTH 15 DEGREES 17 MINUTES 30 SECONDS EAST 448.0 FEET;

THENCE SOUTH 74 DEGREES 28 MINUTES 27 SECONDS WEST (RECORD BEARING) WITH THE NORTH RIGHT-OF-WAY LINE OF DRIFTWOOD DRIVE, 260.0 FEET TO A 1/2 INCH IRON ROD WITH CAP SET IN THE NORTH RIGHT-OF-WAY LINE OF SAID DRIFTWOOD DRIVE, FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 60 DEGREES 24 MINUTES 32 SECONDS WEST 28.2 FEET TO A 1/2 INCH IRON ROD WITH CAP SET IN THE EAST RIGHT-OF-WAY LINE OF PAMPAS DRIVE, FOR THE MOST WESTERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 15 DEGREES 17 MINUTES 30 SECONDS WEST WITH THE EAST RIGHT-OF-WAY LINE OF PAMPAS DRIVE, 210.0 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND IN THE EAST RIGHT-OF-WAY LINE OF SAID PAMPAS DRIVE, FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 29 DEGREES 35 MINUTES 28 SECONDS EAST 28.3 FEET TO A 1/2 INCH IRON ROD WITH CAP SET IN THE SOUTH RIGHT-OF-WAY LINE OF A 20-FOOT ALLEY, FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 74 DEGREES 28 MINUTES 27 SECONDS WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID 20 FOOT ALLEY, 260.0 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID 20 FOOT ALLEY, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 15 DEGREES 17 MINUTES 30 SECONDS EAST 310.0 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.99 ACRES OF LAND.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 05/15/2018 and recorded in Document 2018-00007795 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: 07/01/2025

Time: 12:00 PM


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 LESLIE CRAIG AND JEANETTE EADS, provides that it secures the payment of the indebtedness in the original principal amount of \$411,250.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Ark-La-Tex Financial Services, LLC is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Ark-La-Tex Financial Services, LLC c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

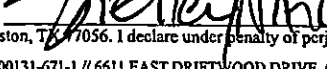
6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, 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: www.auction.com or (800) 280-2832

Certificate of Posting

I am  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 5-29-25 filed this Notice of Foreclosure Sale at the office 25-000131-671-1 // 6611 EAST DRIFTWOOD DRIVE, GARDENDALE, TX 79758

29 1

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

FILED THIS 29 DAY OF
May, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Amber Waggoner 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.

1. Date, Time, and Place of Sale.

Date: 07/01/2025

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 July 8, 2003 and recorded in the real property records of Ector County, TX and is recorded under Clerk's Book 1763, Page 0758 with A. C. Large and Mattie Large (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for CTX Mortgage Company, LLC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by A. C. Large and Mattie Large, securing the payment of the indebtedness in the original amount of \$54,324.00, 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 12, BLOCK 20, LAWNSDALE ADDITION, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN VOLUME 8, PAGE 33, PLAT RECORDS, ECTOR COUNTY, TEXAS.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. 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 Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail 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.

05/27/2025

Executed on

/s/ Carson T. H. Emmons

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, Zoey
Fernandez, Zia Nail 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*

FILED THIS *29* DAY OF
May, 20 *25*
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY *[Signature]* DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 7/22/2020	Grantor(s)/Mortgagor(s): CHRISTOPHER LEE GETSCHMANN AND SHELBY HAYNES, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR LONE STAR FINANCING, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Nationstar Mortgage LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 13695	Property County: ECTOR
Mortgage Servicer: Nationstar Mortgage LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 8950 Cypress Waters Blvd., Coppell, TX 75019
Date of Sale: 7/1/2025	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: 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 Commissioners Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 33, BLOCK 8, DESERT RIDGE, 3RD FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET B, PAGE 176-C&D, 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, Zoey Fernandez, Zia Nail, Zia Nail or Zoey Fernandez, Cole Patton, Myra Hodayoun, 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: 5/28/2025




Dated: 5-29-25

Printed Name: Shelley Nail

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

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

MH File Number: TX-25-109780-POS
Loan Type: VA

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

33 1

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 December 05, 2017 and recorded under Clerk's File No. 2017-00018301, in the real property records of ECTOR County Texas, with Rocio Gordillo an unmarried woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Gateway Mortgage Group, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Rocio Gordillo an unmarried woman securing payment of the indebtedness in the original principal amount of \$168,884.00 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 Rocio Gordillo. Lakeview Loan Servicing, 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. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:

LOT FOUR (4), BLOCK FIFTY-EIGHT (58), NORTH PARK ADDITION, 16TH FILING, AN ADDITION TO THE CITY OF ODESSA, BEING A SUBDIVISION OF 46.37 ACRES OF LAND IN SECTION 34, BLOCK 42, T-1-S, T&P RR CO. SURVEY, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION THEREOF RECORDED IN CABINET B, PAGE 184 C-D OF THE OFFICIAL PUBLIC RECORDS OF ECTOR COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 07/01/2025

Earliest Time Sale Will Begin: 10:00 AM

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,"

44-25-01210
ECTOR



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"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.

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 Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Brian Hooper, Mike Jansta, Mike Hayward, or Jay Jacobs, Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Xome, 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 May 29, 2025.

/s/ Danya F. Gladney SBOT No. 24059786, 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:

C&M No. 44-25-01210

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

NOTICE OF TRUSTEE'S SALE

"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard 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 STATE OF TEXAS §
 §
COUNTY OF ECTOR §

WHEREAS, On the 20th day of May, 20224, RAMON GOMEZ HERNANDEZ AND MADALI NEGRIN LOPEZ executed a Deed of Trust conveying to JIMMY W. PEACOCK and/or LORI M RUIZ, a Trustee, the real estate hereinafter described to secure A N FINANCE, in the payment of a debt therein described, said Deed of Trust being recorded in DOCUMENT NUMBER: 20222024-00009293, in the Official Public Records of Ector County, Texas; 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.

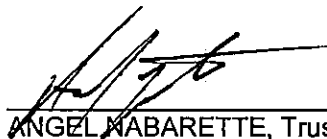
NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 8th day of July, 2025, I will sell said real estate at the front West Entrance door of the County Court House in Ector County, Texas, to the highest bidder for cash. The earliest time that the sale will take place is 10:00 A. M.

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

Said real estate is described as follows:

LOT 6, 7, 8 BLOCK 7 VALLEYVIEW ADDITION, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof of record in Ector County Texas.

WITNESS MY HAND this 9th day of June, 2025.


ANGEL MABARETTE, Trustee

FILED THIS 9 DAY OF
June, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Jennifer Martin DEPUTY 3

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, July 1, 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.

37 2

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 refiling 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

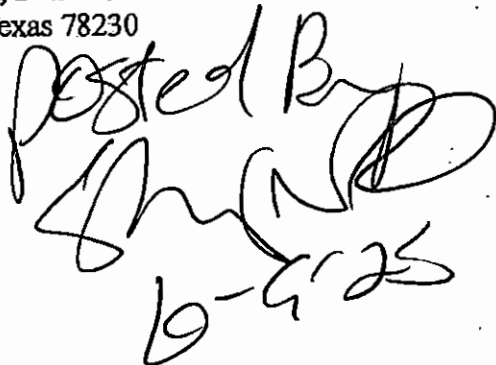
States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active 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 9 day of June 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



6-9-25

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

39

NOTICE OF FORECLOSURE SALE

State of Texas §
 §
County of Ector §

Notice is hereby given of a public non-judicial foreclosure sale.

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

LOT 35, BLOCK 60, 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.

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

Date: **July 1, 2025**

Time: The sale shall begin no earlier than **10:00 AM** or no later than three hours thereafter.

Place: **Ector County Courthouse in Odessa, Texas**, at the following location: the area designated by the Commissioners Court of Odessa, Ector County, Texas, 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).

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

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.

3. 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 of Record thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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

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

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

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attorney.

4. **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 sale granted by the Deed of Trust executed by Joseph A. Cheffo III, an unmarried man and Joseph Anthony Cheffo, Jr., an unmarried man.
5. **Obligations Secured.** The Deed of Trust is dated August 7, 2017, and is recorded in the office of the County Clerk of Ector County, Texas, in/under 2017-00012021, Official Public Records of Ector County, Texas. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of \$109,971.00, executed by Joseph A. Cheffo III, Joseph Anthony Cheffo, Jr., and payable to the order of Gateway Mortgage Group, LLC.


Original Mortgagee: Gateway Mortgage Group, LLC.

Current Mortgagee of Record: Gateway, Mortgage Group, A Division of Gateway First Bank whose address is 244 South Gateway Place, Jenks, OK 74037.

6. **Default and Request To Act.** Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **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.**

Sent by: Clare V. Cougill
Robertson Anschutz Vettters, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042

DATED June 9, 2025.


Shelley Nail, Coby Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail, David Garvin, Substitute Trustee
c/o Robertson Anschutz Vettters, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042
Phone: (713) 244-1360

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.

1007865-1

FILED THIS 9th DAY OF
June, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Marilyn L. Liles DEPUTY

41

THE STATE OF TEXAS §
 §
COUNTY OF ECTOR §

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, On the 21st day of November, 2014, **MARY P. OLIVAS** executed a Deed of Trust conveying to **JASON BERRIDGE**, Trustee, the real estate hereinafter described to secure **COMPLEX COMMUNITY FEDERAL CREDIT UNION**, in the payment of a debt therein described, said Deed of Trust being recorded as Instrument Number 2014-00018555, 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 1st day of July, 2025, I will sell said real estate at the front (West Entrance) door of the County Court House in Ector County, Texas, to the highest bidder for cash. The earliest time that the sale will take place is 10:00 A. M.


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

Said real estate is described as follows:

Lot 41, Block 6, EDGEMERE ADDITION, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof of record in Volume 3, Page 27, 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 9th day of June, 2025.


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

FILED THIS 9 DAY OF
June, 20 25

JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Jarina Zavala DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: June 1 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: July 1, 2025

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

Place of Sale of Property: At the entrance of the Ector County Courthouse or as designated by the County Commissioners or, if the preceding area is no longer the designated area, then at the area most recently designated by the Ector County Commissioner's Court.

The Deed of Trust dated January 29, 2020 and recorded Instrument No. 2020-2016 of the Deed of Trust Records of Ector County, Texas, and the Texas Property Code grant to the Bank a lien against the Property, including attorney's fees and costs established by the Bank pursuant to the Deed of Trust.

Kelly Grimsley has defaulted on the payment of his Promissory Note obligations owing to the Bank and the same is now wholly due. The Bank is the owner and holder of the Promissory Note which is secured by the Deed of Trust. The Bank has, under the Deed of Trust, appointed the Substitute Trustee identified above and has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the indebtedness owed on the Promissory Note.

Therefore, notice is hereby given that on the Date of Sale of Property at the Earliest Time of Sale of Property (or within 3 hours of the Earliest Time of Sale of Property), the Bank will sell the Property at the Place of Sale of Property to the highest bidder for cash, except that the Bank may credit bid against the indebtedness owing to the Bank, subject to all superior liens and encumbrances of record.

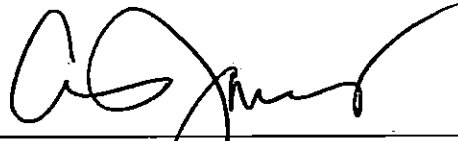
Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the foreclosure sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee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

The Property will be sold *AS IS, WHERE IS, IN ITS PRESENT PHYSICAL CONDITION*,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.

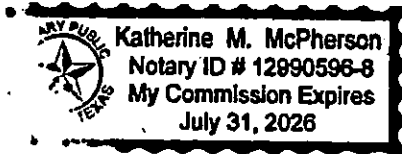
If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the amount paid. The purchaser shall have no further recourse against the Grantor, the Beneficiary, the Substitute Trustee, or the attorney for the Substitute Trustee or the Beneficiary.

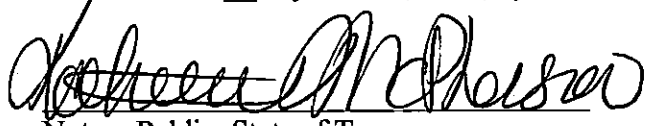


Amber James, Substitute Trustee and
Attorney for Southwest Bank

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 6th day of June, 2025, by Amber James, Substitute Trustee.





Notary Public, State of Texas

FILED THIS 9 DAY OF
June, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Shavie [Signature] DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: June 6 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: July 1, 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.

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.



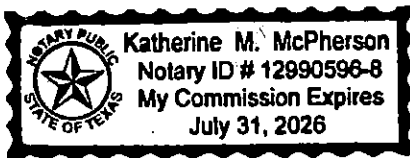
Amber James, Substitute Trustee and
Attorney for Southwest Bank

STATE OF TEXAS

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COUNTY OF TARRANT

This instrument was acknowledged before me on the 9th day of June, 2025, by Amber James, Substitute Trustee.



Notary Public, State of Texas

FILED THIS 9 DAY OF
June, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Shawna [Signature] DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: June 6, 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: July 1, 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.

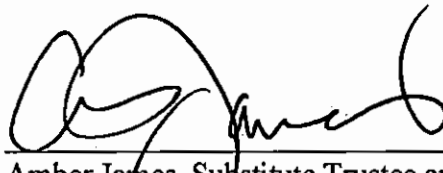
Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the foreclosure sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee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

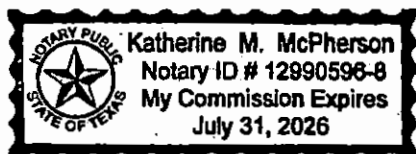
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

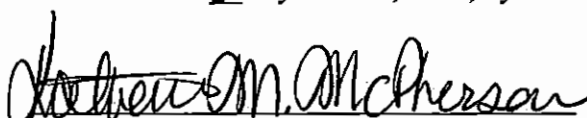
If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the amount paid. The purchaser shall have no further recourse against the Grantor, the Beneficiary, the Substitute Trustee, or the attorney for the Substitute Trustee or the Beneficiary.


Amber James, Substitute Trustee and
Attorney for Southwest Bank

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 9th day of June, 2025, by Amber James, Substitute Trustee.




Notary Public, State of Texas

FILED THIS 9 DAY OF
June, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Sherrill [Signature] DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: June 12, 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: July 1, 2025

**Earliest Time of
Sale of Property:**

10:00 a.m. (Central Time)

Place of Sale of Property:

At the entrance of the Ector County Courthouse or as designated by the County Commissioners or, if the preceding area is no longer the designated area, then at the area most recently designated by the Ector County Commissioner's Court.

The Deed of Trust dated February 17, 2022 and recorded Instrument No. 2022-00003736 of the Deed of Trust Records of Ector County, Texas, and the Texas Property Code grant to the Bank a lien against the Property, including attorney's fees and costs established by the Bank pursuant to the Deed of Trust.

Kelly Grimsley Auto Group, Ltd. has defaulted on the payment of its Promissory Note obligations owing to the Bank and the same is now wholly due. The Bank is the owner and holder of the Promissory Note which is secured by the Deed of Trust. The Bank has, under the Deed of Trust, appointed the Substitute Trustee identified above and has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the indebtedness owed on the Promissory Note.

Therefore, notice is hereby given that on the Date of Sale of Property at the Earliest Time of Sale of Property (or within 3 hours of the Earliest Time of Sale of Property), the Bank will sell the Property at the Place of Sale of Property to the highest bidder for cash, except that the Bank may credit bid against the indebtedness owing to the Bank, subject to all superior liens and encumbrances of record.

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

The Property will be sold ***AS IS, WHERE IS, IN ITS PRESENT PHYSICAL CONDITION***,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

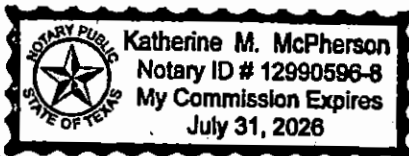
STATE OF TEXAS

www

COUNTY OF TARRANT

This instrument was acknowledged before me on the 6th day of June, 2025, by Amber James, Substitute Trustee.

Katherine M. McPherson
Notary Public, State of Texas



FILED THIS 9 DAY OF
June, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Sharrice Robinson DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

PAGE 3

54

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: June 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: July 1, 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.

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).

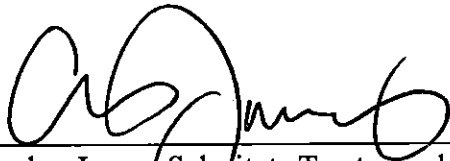
The Property will be sold ***AS IS, WHERE IS, IN ITS PRESENT PHYSICAL CONDITION***,¹ subject to ad valorem tax liens, if any, against the Property, as well as subject to any and all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and valid 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.

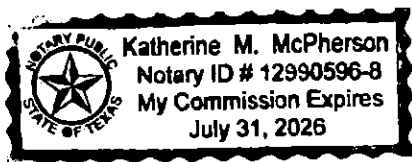
ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

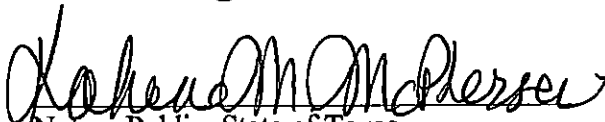
If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the amount paid. The purchaser shall have no further recourse against the Grantor, the Beneficiary, the Substitute Trustee, or the attorney for the Substitute Trustee or the Beneficiary.



Amber James, Substitute Trustee and
Attorney for Southwest Bank

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 6th day of June, 2025, by Amber James, Substitute Trustee.




Notary Public, State of Texas

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: June 9, 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 5 th Avenue, Fort Worth, Texas 76104
Substitute Trustee's Physical Address:	1610 5 th 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: July 1, 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).

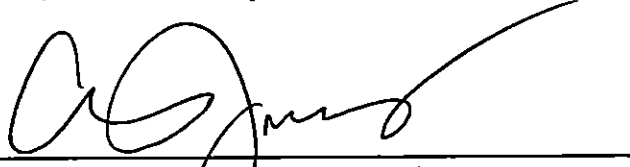
The Property will be sold ***AS IS, WHERE IS, IN ITS PRESENT PHYSICAL CONDITION***,¹ subject to ad valorem tax liens, if any, against the Property, as well as subject to any and all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and valid 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

¹ See Texas Property Code § 51.009.

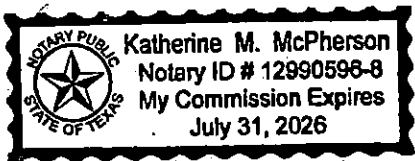
NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

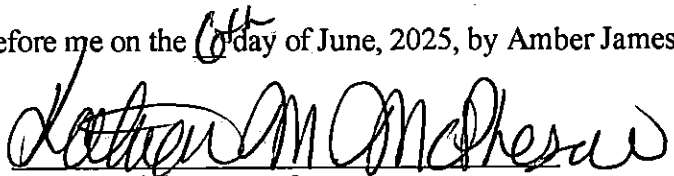
If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the amount paid. The purchaser shall have no further recourse against the Grantor, the Beneficiary, the Substitute Trustee, or the attorney for the Substitute Trustee or the Beneficiary.


Amber James, Substitute Trustee and
Attorney for Southwest Bank

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 6th day of June, 2025, by Amber James, Substitute Trustee.




Notary Public, State of Texas

FILED THIS 9 DAY OF
June, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Sharon A. Anderson DEPUTY

7604 COPPER MOON ROAD
ODESSA, TX 79765

00000010450047

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: July 01, 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 30, 2022 and recorded in Document INSTRUMENT NO. 2022-00023777 real property records of ECTOR County, Texas, with TAYLER JAY HARGIS AND LISSETTE A MENDEZ HARGIS, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by TAYLER JAY HARGIS AND LISSETTE A MENDEZ HARGIS, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$276,042.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC 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. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD
SUITE 200
WESTLAKE VILLAGE, CA 91361



61

7604 COPPER MOON ROAD
ODESSA, TX 79765

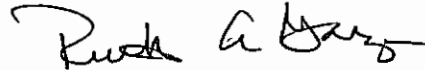
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THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE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

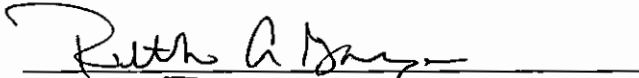
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, JONATHAN SCHENDEL, ANGIE USELTON, CHARLES GREEN, LISA BRUNO, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, JOSHUA 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

Certificate of Posting

My name is Ruth A. Garza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 06-10-2025 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: Ruth A GarzaDate: 06-10-2025

62

7604 COPPER MOON ROAD
ODESSA, TX 79765

00000010450047

00000010450047

ECTOR

EXHIBIT "A"

LOT 27, BLOCK 52, OF HOMESTEAD AT PARKS BELL RANCH, 4TH FILING- PHASE 5, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET C, PAGE 135-A & B, PLAT RECORDS OF ECTOR COUNTY, TEXAS.

FILED THIS 10 DAY OF
June, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Amber Waggoner DEPUTY

THE STATE OF TEXAS §
COUNTY OF ECTOR §

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, On the 25th day of September, 2015, **RUTHIE M. BALASABAS** 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 as Instrument Number 2015-000114605, 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 1st day of July, 2025, I will sell said real estate at the front (West Entrance) door of the County Court House in Ector County, Texas, to the highest bidder for cash. The earliest time that the sale will take place is 10:00 A. M.

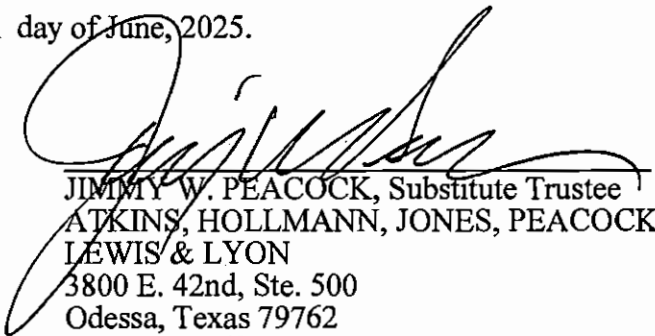
This Sale is subject to outstanding taxes, restrictions, and all other items of record.

Said real estate is described as follows:

Lot 11, Block 16, SPRINGDALE ADDITION, 2nd FILING, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof of record in Volume 8, Page 7, 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 10th day of June, 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 10 DAY OF
June, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Sharon [Signature] DEPUTY