

Vylla Solutions, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 25-33087

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 3/22/2023, Christopher Allan Enrile, an unmarried man, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Angela R. Hernandez, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for DHI Mortgage Company, Ltd, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$255,628.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for DHI Mortgage Company, Ltd, which Deed of Trust is Recorded on 3/23/2023 as Volume 2023-00004900, Book , Page , in Ector County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

Lot 29, Block 22, of Desert Ridge, 2nd Filing, Phase 4, an addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof recorded in Cabinet C, Pages 92A, B & C and Corrected in Cabinet C, Pages 120C, plat records of Ector County, Texas.

Commonly known as: 2000 TWIN FALLS DRIVE ODESSA, TX 79762

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **5/6/2025 at 10:00 AM**, or no later than three (3) hours after such time, in Ector County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE FRONT DOOR OF THE ECTOR COUNTY COURTHOUSE (WEST ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

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

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



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

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

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

WITNESS, my hand this 2/12/2025

Grecia Moreno

By: Grecia Moreno, Trustee Sale Specialist
Vylla Solutions, LLC as
authorized agent for Mortgagee or Mortgage
Servicer

1600 South Douglass Road, Suite 140
Anaheim, CA 92806

WITNESS, my hand this

2-13-25

[Signature]

By: Substitute Trustee(s)
Donna Trout, Shelley Nail, Zane Nail, Zia Nail,
Zoey Fernandez

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

FILED THIS 13 DAY OF
FEB, 2025

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY *[Signature]* DEPUTY

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Vylla Solutions, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 25-33266

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 9/24/2018, CYNTHIA ELISA RIOS, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of The Jackson Law Firm, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Right Start Mortgage Inc., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$186,558.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Right Start Mortgage Inc., which Deed of Trust is Recorded on 9/25/2018 as Volume 2018-00015431, Book , Page , in Ector County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

LOT 12, BLOCK 13, WEDGEWOOD ADDITION, 2ND FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 8, PAGE 2, PLAT RECORDS, ECTOR COUNTY, TEXAS.

Commonly known as: **3308 E 17TH ST ODESSA, TX 79761**

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **5/6/2025 at 10:00 AM**, or no later than three (3) hours after such time, in Ector County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE FRONT DOOR OF THE ECTOR COUNTY COURTHOUSE (WEST ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

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

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



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

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

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

WITNESS, my hand this 2/19/2025

Grecia Moreno

By: Grecia Moreno, Trustee Sale Specialist
Vylla Solutions, LLC as
authorized agent for Mortgagee or Mortgage
Servicer

1600 South Douglass Road, Suite 140
Anaheim, CA 92806

WITNESS, my hand this

2-20-25

[Signature]

By: Substitute Trustee(s)
Donna Trout, Shelley Nail, Zane Nail, Zia Nail,
Zoey Fernandez

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

FILED THIS 20 DAY OF
February, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Carmen Mayez DEPUTY

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

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

Lot 8, Block 56, Sherwood Addition, 6th Filing, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat of record in Volume 5, Page 9, Plat Records, Ector County, Texas.

Security Instrument: Deed of Trust dated August 19, 2015 and recorded on August 24, 2015 at Instrument Number 2015-00012804 in the real property records of ECTOR County, Texas, which contains a power of sale.

Sale Information: May 6, 2025, at 10:00 AM, or not later than three hours thereafter, at the front door of the Ector County Courthouse (West Entrance), or as designated by the County Commissioners Court.

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

Obligation Secured: The Deed of Trust executed by EZEKIEL MARTINEZ secures the repayment of a Note dated August 19, 2015 in the amount of \$109,971.00. U.S. BANK NATIONAL ASSOCIATION, whose address is c/o U.S. Bank National Association, 2800 Tamarack Road, Owensboro, KY 42301, is the current mortgagee of the Deed of Trust and Note and U.S. Bank National Association is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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

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

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




4835998

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Mary Company

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


Substitute Trustee(s): Ramiro Cuevas, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Bobby Fletcher, David Ray, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez||Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail

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

Certificate of Posting

I, Shelley Nail, declare under penalty of perjury that on the 27 day of February, 2025 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ECTOR County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED THIS 27th DAY OF
February, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY [Signature] DEPUTY

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NOTICE OF ACCELERATION AND 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.

DEED OF TRUST INFORMATION:

Date: 05/17/2019
Grantor(s): MANUEL ORTIZ, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$235,653.00
Recording Information: Instrument 2019-00008492
Property County: Ector
Property: (See Attached Exhibit "A")
Reported Address: 2208 BOISE DR, ODESSA, TX 79762-2108

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Nationstar Mortgage LLC
Mortgage Servicer: Nationstar Mortgage LLC d/b/a Mr. Cooper
Current Beneficiary: Nationstar Mortgage LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of May, 2025
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE FRONT DOOR OF THE ECTOR COUNTY COURTHOUSE (WEST ENTRANCE) in Ector County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Ector County Commissioner's Court, at the area most recently designated by the Ector County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

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Certificate of Posting

I am Shelley Nail whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 3-16-15 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Ector County Clerk and caused it to be posted at the location directed by the Ector County Commissioners Court.

By: [Signature]

Exhibit "A"

LOT 31, BLOCK 8 OF DESERT RIDGE, 3RD FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, PAGE 176-C&D, PLAT RECORDS OF ECTOR COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

FILED THIS 16 DAY OF
March, 20 15

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY [Signature] DEPUTY

25-00507
1511 E 17TH STREET, ODESSA, TX 79761

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

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

LOT 27, BLOCK 17, CRESCENT PARK ADDITION, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 3, PAGE 78, PLAT RECORDS, ECTOR COUNTY, TEXAS.

Security Instrument: Deed of Trust dated October 19, 2015 and recorded on November 9, 2015 at Instrument Number 2015-0016822 in the real property records of ECTOR County, Texas, which contains a power of sale.

Sale Information: May 6, 2025, at 10:00 AM, or not later than three hours thereafter, at the front door of the Ector County Courthouse (West Entrance), or as designated by the County Commissioners Court.

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

Obligation Secured: The Deed of Trust executed by LEVI D GILES secures the repayment of a Note dated October 19, 2015 in the amount of \$120,479.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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

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

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



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EXHIBIT "A"

The surface estate only of Lots 6-F and 7-D less the East 21.0 feet of Lot 7-D, all in Block 6, Royalty Heights Addition, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof of record in Volume 3, Page 432, Deed Records of Ector County, Texas, but SAVE & EXCEPT: a 0.036 acre of land in Lot 7-D, Block 6, Royalty Heights Addition to the City of Odessa, Texas, being more particularly described as:

A 0.036 acre of land in Lot 7D, Block 6, Royalty Heights Addition, City of Odessa, Texas, being more particularly described as:

BEGINNING at 'X' cut on concrete curb in west boundary of Grandview Avenue, in north boundary of 6th Street, and in south boundary of Lot 7D, Block 6, Royalty Heights Addition, City of Odessa, Texas, for southeast corner this tract, from which point the original southeast corner of Lot 7D bears N74°53'E, 21';

THENCE S74°53'W, with north boundary of 6th Street and south boundary of Lot 7D, 85' to a 1x2" stake set for southwest corner this tract;

THENCE Northeasterly with curve to left, Radius = 84.95' Interior Angle = 90° 02', a distance of 133.49' to a 1x2" stake set in the west boundary of Grandview Avenue for point of tangency and northeast corner this tract;

THENCE S15° 09'E, with west boundary of Grandview Avenue, and parallel to and 21' westerly at right angle from the original east boundary of Lot 7D, 85' to the place of beginning, containing 0.036 acre of land, more or less.

FILED THIS 13 DAY OF
MARCH, 2025

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY *Sandra D...* DEPUTY

414 E 56TH ST
ODESSA, TX 79762

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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: May 06, 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 October 07, 2021 and recorded in Document CLERK'S FILE NO. 2021-21613 real property records of ECTOR County, Texas, with JAVIER HINOJOS LUJAN A SINGLE PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JAVIER HINOJOS LUJAN A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$157,102.00, 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



414 E 56TH ST
ODESSA, TX 79762

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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 SHELLEY NAIL, ZANE NAIL OR DONNA TROUT whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.





Israel Saucedo

Certificate of Posting

My name is Elizabeth Cardenas, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 3/13/25 I filed at the office of the ECTOR County Clerk and caused to be posted at the ECTOR County courthouse this notice of sale.



Declarants Name: Elizabeth Cardenas
Date: 3/13/25

414 E 56TH ST
ODESSA, TX 79762

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ECTOR

EXHIBIT "A"

THE EAST 51' OF LOT 8 AND THE WEST 16' OF LOT 9, BLOCK 62, 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.

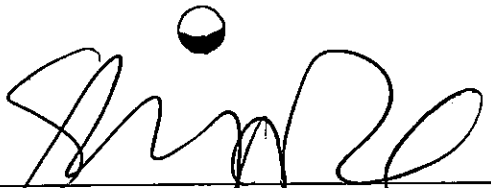
FCIX_NTSS.rpt (11/17/2020)-S Ver-03

FILED THIS 13 DAY OF
March, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Jorety Hernandez DEPUTY

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Mary Company

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


Substitute Trustee(s): Ramiro Cuevas, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Bobby Fletcher, David Ray, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez||Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail

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

Certificate of Posting

I, Shelley Nail, declare under penalty of perjury that on the 6 day of March, 2025 filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ECTOR County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED THIS 6 DAY OF
March, 20 25

JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Jarely Hemmick DEPUTY

10

25-00578
652 DUKE AVE, ODESSA, TX 79765

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

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

Lot 44, Block 4, East Park Addition, Phase I, an Addition to the City of Odessa, Ector County, Texas, According to the Map or Plat of Record in Volume 22, Page 51, Plat Records, Ector County, Texas.

Security Instrument: Deed of Trust dated November 30, 2017 and recorded on December 4, 2017 at Instrument Number 2017-00018091 in the real property records of ECTOR County, Texas, which contains a power of sale.

Sale Information: May 6, 2025, at 10:00 AM, or not later than three hours thereafter, at the front door of the Ector County Courthouse (West Entrance), or as designated by the County Commissioners Court.

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

Obligation Secured: The Deed of Trust executed by BARRETT A, CLANTON secures the repayment of a Note dated November 30, 2017 in the amount of \$157,016.00. PENNYMAC LOAN SERVICES, LLC, whose address is c/o PennyMac Loan Services, LLC, P.O. Box 30597, Los Angeles, CA 90030, is the current mortgagee of the Deed of Trust and Note and PennyMac Loan Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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

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

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



4836351

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Mary Company

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



Substitute Trustee(s): Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail

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

Certificate of Posting

I, Shelley Nail, declare under penalty of perjury that on the 6 day of March, 2025 filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ECTOR County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED THIS 6 DAY OF
March, 2025

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY Secretsy Hernandez DEPUTY

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Our Case No. 25-00980-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF ECTOR

Deed of Trust Date:
September 17, 2021

Property address:
8626 DUBLIN AVE
ODESSA, TX 79765

Grantor(s)/Mortgagor(s):
TORI RODGERS, A SINGLE PERSON

LEGAL DESCRIPTION: LOT 18, BLOCK 5, LAWNDALE ADDITION, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 8, PAGE 33, PLAT RECORDS, ECTOR COUNTY, TEXAS.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS MORTGAGEE, AS NOMINEE FOR SFMC LP DBA SERVICE FIRST MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Date of Sale: MAY 6, 2025

Property County: ECTOR

Original Trustee: J. MARC HESSE

Recorded on: September 21, 2021
As Clerk's File No.: 2021-20077
Mortgage Servicer:
LAKEVIEW LOAN SERVICING, LLC

Substitute Trustee:
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, Catherine Carroll, Kristina McCrary, Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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 current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out 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

13 P

Sanders, Matthew Hansen, Aleena Litton, Auction.com, Bobby Fletcher, David Ray, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Catherine Carroll, Kristina McCrary, Marinosci Law Group PC

, 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 Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MAY 6, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** or not later than three hours thereafter. 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 be conducted at the Ector County Courthouse, 300 N. Grant, Odessa, TX 79761 as designated by the Commissioners' Court, of said county pursuant to Section 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 was posted.

LAKEVIEW LOAN SERVICING, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

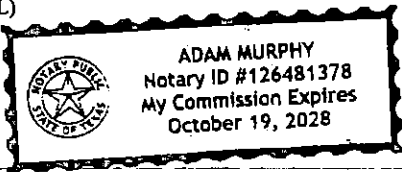
WITNESS MY HAND, 3/5/25

MARINOSCI LAW GROUP, P.C.
By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 5 day of MARCH 2025, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)



Notary Public for the State of TEXAS
My Commission Expires: 10-19-28
Adam Murphy
Printed Name and Notary Public

[Signature]
3/6/25

Grantor: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY
SUITE 303
VIRGINIA BEACH, VA 23452
Our File No. 25-00980

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BARR
16415 Addison Road, Suite 725
Addison, TX 75001
FILED THIS 6 DAY OF March, 2025

JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Jared Fernandez DEPUTY 14

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 10/7/2015	Grantor(s)/Mortgagor(s): ANGEL J. ROBBINS, A SINGLE WOMAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR COMMUNITY NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: U.S. BANK NATIONAL ASSOCIATION
Recorded in: Volume: N/A Page: N/A Instrument No: 2015-00015392	Property County: ECTOR
Mortgage Servicer: U.S. Bank National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 2800 Tamarack Road, Owensboro, KY 42301
Date of Sale: 5/6/2025	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 7, BLOCK 1, JOHNSON SUBDIVISION, A SUBDIVISION OF ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 2, PAGE 99, PINT 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, 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(D): 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: 3/6/2025

Thuy Frazier

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for U.S. Bank National Association

Dated: 3-10-25

Printed Name: Shelley Nail

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

Original Filed for Record this 10 day of
March, 20 25 at 4:03 o'clock P.M.
JENNIFER MARTIN
County Clerk, Ector County, Texas
By *Shelley Nail* Deputy

MH File Number: TX-25-107990-POS
Loan Type: VA

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Notice of Substitute Trustee Sale

T.S. #: 24-12284

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

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

Date: 5/6/2025
Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.
The sale will be completed by no later than 1:00 PM
Place: Ector County Courthouse in Odessa, Texas, at the following location: Ector County Courthouse, 300 N. Grant, Odessa, TX 79761
OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Lot 14, Block 20, Replat of Lots 12, 13, 14 and 15, Block 20, Terrace Hills Addition, 2nd Filing, an addition to the City of Odessa, Ector County, Texas, according to the map or plat recorded in Volume 6, Page 58, Plat Records of Ector County, Texas.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 7/22/2016 and is recorded in the office of the County Clerk of Ector County, Texas, under County Clerk's File No 2016-00011922, recorded on 8/11/2016, in Book --, Page --, of the Real Property Records of Ector County, Texas.
Property Address: 3503 MERRILL AVE ODESSA TEXAS 79764

Trustor(s):	CHARLES F. SHRUM AND RANDI BAKER	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR VILLAGE CAPITAL & INVESTMENT, LLC., ITS SUCCESSORS AND ASSIGNS
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Current Beneficiary:	Planet Home Lending, LLC	Loan Servicer:	Planet Home Lending, LLC
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Current Substituted Trustees:	Auction.com, Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail, Catherine Carroll, Rick Snoke, Prestige Default Services, LLC
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The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the

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T.S. #: 24-12284

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

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by CHARLES F. SHRUM AN UNMARRIED MAN AND RANDI BAKER, AN UNMARRIED WOMAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$84,922.00, executed by CHARLES F. SHRUM AN UNMARRIED MAN AND RANDI BAKER, AN UNMARRIED WOMAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR VILLAGE CAPITAL & INVESTMENT, LLC., ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of CHARLES F. SHRUM AN UNMARRIED MAN AND RANDI BAKER, AN UNMARRIED WOMAN to CHARLES F. SHRUM AND RANDI BAKER. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

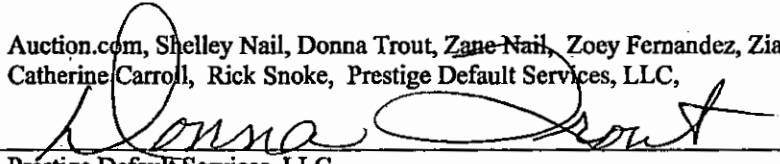
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including,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

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

Planet Home Lending, LLC
321 Research Parkway
Meriden, Connecticut 06450-8301
(855) 884-2250

Dated: 3/13/2025

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


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

T.S. #: 24-12284

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

FILED THIS 13 DAY OF
March, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Jessy Hernandez DEPUTY

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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.

Notice is hereby given that, subject to the terms and conditions set forth in this Notice, a public sale, at auction, of the Property (as that term is defined and described below) will be held at the date, time and place set forth in this Notice.

1. *Property to Be Sold.* The Property to be sold, including improvements (collectively, the "Property"), is described as follows:

Legal Description of the Property:

See Exhibit "A"

Mailing Address of the Property:

301 Grandview Ave
Odessa, Texas 79761-4939

2. *Security Document Creating Lien That Is The Subject of Sale.*

Deed of Trust dated January 8, 2020 executed by Ann Wills, Manager of BHSW Veterinary Group, A Professional Limited Liability Company and filed in the Official Public Records of Ector County, Texas as Instrument Number 459 including all modifications, renewals, corrections, and extensions thereof (the "***Deed of Trust***").

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

Date: May 6, 2025

Time: The sale will begin no earlier than 1:00 p.m. or no later than three hours thereafter.

Place: Front door of the Ector County Courthouse (West Entrance) located at 300 N. Grant St., Odessa, Texas 79760 or as otherwise designated by the Ector County Commissioner's Court pursuant to Section 51.002 of the Texas Property Code.

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The Beneficiary reserves the right to postpone, withdraw, or reschedule the sale for another day. In the event that the sale is postponed or rescheduled, notice of the date of any rescheduled Substitute Trustee's Sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to permitting the Beneficiary to have its bid(s) credited to the amounts owing under the terms of the Note (as hereafter described) that is secured by the Deed of Trust.

Those desiring to purchase the Property will need to demonstrate their immediate ability to pay by cash (which may be by cashier's check) at the time that the Property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all 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.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee or Substitute 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" 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 undersigned, as Substitute Trustee, reserves the right to set reasonable conditions (in addition to the conditions set forth herein) 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 Substitute Trustee.

5. *Type of Sale.* The sale is a non-judicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted under the Deed of Trust.

6. *Obligations Secured.* The Deed of Trust dated January 8, 2020 including all extensions, modifications, and renewals thereof provides that it secures the payment of the indebtedness and obligations therein described including, but not limited to the Promissory Note in the original principal amount of \$464,000.00 made payable to the order of First Financial Bank. First Financial Bank is the current owner and holder of the afore-mentioned Note and Deed of Trust and is the beneficiary identified therein.

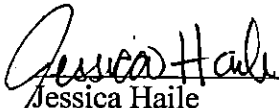
7. *Trustee/Substitute Trustee.* The undersigned has been appointed by the Beneficiary as Substitute Trustee under the terms of the Deed of Trust and may be referred to herein as either the "Trustee" or "Substitute Trustee".

8. *Default and Request to Act.* Default has occurred in the payment of indebtedness due under the afore-mentioned Note that is secured by the Deed of Trust. As a result, all of the unpaid balance of principal and accrued interest upon, the Note is now due and payable, along with all costs and expenses (including attorney's fees) that have been incurred by the Beneficiary and that are secured by the Deed of Trust. The Beneficiary has requested the Substitute Trustee under the Deed of Trust, to conduct this sale, the proceeds of such sale to be applied in accordance with the terms of the Deed of Trust. Notice is hereby given that before the sale, the Beneficiary may appoint another person substitute trustee to conduct the sale.

THEREFORE, at the date, time and place set forth above, the appointed Substitute Trustee will sell the Property (including any improvements) at public auction to the highest bidder for cash (subject to the right of the Beneficiary to have its bid(s) credited to the amounts due under the Note) pursuant to the terms of the Deed of Trust and applicable law.

Questions concerning the sale may be directed to the undersigned.

Dated: March 10, 2025.



Jessica Haile
McMahon Surovik Suttle, PC
400 Pine Street, Suite 800
Abilene, Texas 79601
(325) 676-9183
jhaile@mss.law

THE STATE OF TEXAS §
 §
COUNTY OF ECTOR §

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, On the 8th day of February, 2019, **EDGAR MANUEL LOZOYA VAZQUEZ and ABIGAIL SAENZ VAZQUEZ**, executed a Deed of Trust conveying to **GARY BRIDGES**, a Trustee, the real estate hereinafter described to secure **KENNETH W. HARDIN**, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 2019-00002816, in the Official Public Records of Ector County, Texas; said note and liens securing same being assigned to **JOHN LINDLEY BITTING and RODNEY HARRIS TOMPKINS** in Instrument Number 2021-21242, Official Public Records, 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.

WHEREAS, the undersigned has been appointed Substitute Trustee in the manner provided by law.

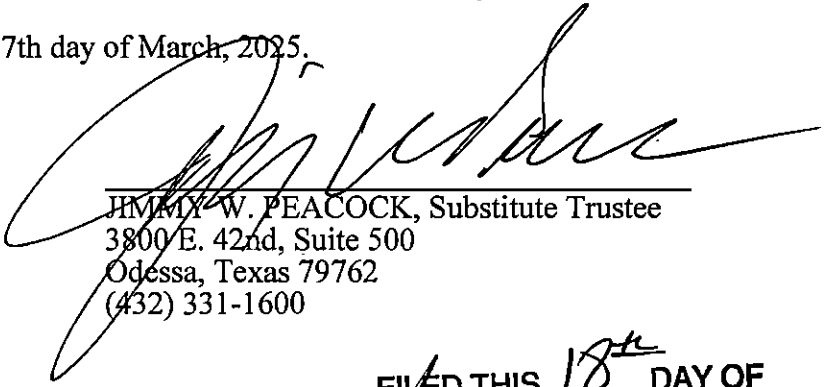
NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 6th day of May, 2025, I will sell said real estate at the front (West Entrance) door of the County Court House in Ector County, Texas, to the highest bidder for cash. The earliest time that the sale will take place is 10:00 A. M. This Sale is subject to outstanding taxes, restrictions, and all other items of record. The property will be auctioned "**AS IS**", without any warranties as to the quality or nature of the title, right of possession or quiet enjoyment.

Said real estate is described as follows:

Lot 8, 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 17th day of March, 2025.


JIMMY W. PEACOCK, Substitute Trustee
3800 E. 42nd, Suite 500
Odessa, Texas 79762
(432) 331-1600

FILED THIS 18th DAY OF
March, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY [Signature] DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-13248-TX

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

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

Date: 5/6/2025
Time: The earliest time the sale will begin is 10:00 AM , or within three (3) hours after that time.
Place: Ector County Courthouse, Texas, at the following location: 300 North Grant Avenue, Odessa, TX 79761 THE FRONT DOOR OF THE ECTOR COUNTY COURTHOUSE (WEST ENTRANCE)
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

Lot 11, Block 71, of HOMESTEAD AT PARKS BELL RANCH, 5TH FILING- PHASE I, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat recorded in Cabinet C, Page 135-C & D, Plat Records of Ector County, Texas.

Commonly known as: 7601 ORANGE BLOSSOM ROAD ODESSA, TX 79765

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 2/8/2024 and recorded in the office of the County Clerk of Ector County, Texas, recorded on 2/13/2024 under County Clerk's File No 2024-00002356, in Book — and Page — of the Real Property Records of Ector County, Texas.

Grantor(s):	RENE MALDONADO ESCAMILLA JR, AN UNMARRIED MAN
Original Trustee:	Angela R Hernandez
Substitute Trustee:	Nestor Solutions, LLC, Auction.com, Shelley Nail, Zane Nail, Zia Nail, Zoey Fernandez, Donna Trout, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Johnie Eads, Ed Henderson, Jeff Benton
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for DHI Mortgage Company, Ltd.. A Limited Partnership, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

27 R

T.S. #: 2025-13248-TX

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 referenced property securing the above referenced loan.

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

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

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$351,510.00, executed by RENE MALDONADO ESCAMILLA JR, AN UNMARRIED MAN, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for DHI Mortgage Company, Ltd., A Limited Partnership, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

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


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

Dated: 3/20/2025

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

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T.S. #: 2025-13248-TX



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

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

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

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

29 R

CERTIFICATE OF POSTING

My name is Donna Trent and my address is Odessa, Tx. I declare under penalty of perjury that on 3/20/2025 I filed at the office of the Ector County Clerk and caused to be posted at the Ector County courthouse this notice of sale.

Donna Trent
Declarants Name: Donna Trent
Date: 3/20/2025

FILED THIS 20 DAY OF March, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Guineo campos DEPUTY
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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: 05/06/2025

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 05/04/2022 and recorded in the real property records of Ector County, TX and is recorded under Clerk's File/Instrument Number 2022-00011802, with Miguel Duran, Jr. and Natalie G. Duran (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Polaris Home Loans, LLC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Miguel Duran, Jr. and Natalie G. Duran, securing the payment of the indebtedness in the original amount of \$88,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Planet Home Lending, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 9, BLOCK 36, SHERWOOD ADDITION, 5TH FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 4, PAGE 20, PLAT RECORDS, ECTOR COUNTY, TEXAS.

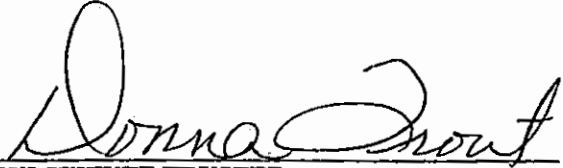


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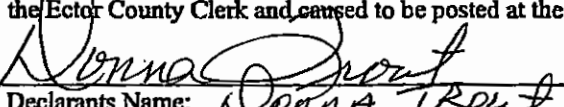
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any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

Planet Home Lending, LLC
321 Research Parkway, Suite 303
Meriden, CT 06450-8301


SUBSTITUTE TRUSTEE
Shelley Nail, Donna Trout, Zane Nail, Zoey
Fernandez, Zia Nail OR AUCTION.COM OR Kirk
Schwartz, Esq. or Carson Emmons, Esq. c/o
Albertelli Law
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039

CERTIFICATE OF POSTING

My name is Donna Trout, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 3-27-25 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: Donna Trout
Date: 3-27-25

FILED THIS 27 DAY OF
March, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Quineda Camp DEPUTY

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RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez,
Zia Nail
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX06000063-23-2

APN 32501.00050.00000 AKA
32501.00050.0000/R100096612

TO No 250142333-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on May 14, 2019, WESTON E REBBE, A SINGLE MAN. as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of SCOTT R. VALBY as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$458,653.00, payable to the order of Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company as current Beneficiary, which Deed of Trust recorded on May 15, 2019 as Document No. 2019-00008160 and that said Deed of Trust was modified by Modification Agreement and recorded April 25, 2022 as Instrument Number 2022-00008831 and that said Deed of Trust was modified by Modification Agreement and recorded April 22, 2024 as Instrument Number 2024-00006814 in Ector County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 32501.00050.00000 AKA 32501.00050.0000/R100096612

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

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.



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TS No TX06000063-23-2

APN 32501.00050.00000 AKA

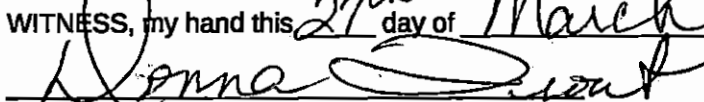
TO No 250142333-TX-RWI

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, May 6, 2025 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Ector County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **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.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 27th day of March 2025

By: Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT <https://www.servicelinkauction.com/>
FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLink Auction | Hudson and
Marshall at (866) 539-4173**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

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TS No TX06000063-23-2

APN 32501.00050.00000 AKA
32501.00050.00000/R100096612

TO No 250142333-TX-RWI

EXHIBIT "A"

LOT 13, BLOCK 3, TROWER ESTATES, BEING A REPLAT OF LOT 32, BLOCK 18, UNIVERSITY PARK, UNIT V, ECTOR COUNTY, TEXAS, AND A SUBDIVISION OF 120.1 ACRES IN SECTION 33 & 40, BLOCK 42, T-1-S, T&P RY. CO SURVEY, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET B, PAGE 144-ABC, PLAT RECORDS, ECTOR COUNTY, TEXAS.

THE ORIGINAL WAS
FILED THIS March 21 DAY OF 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Guadalupe Campos DEPUTY

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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 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 1511 E. 36th St., Odessa, Texas, 79762, described as follows:

Lot 25, Block 9, WINDSOR HEIGHTS, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof of record in Volume 3, Page 74, Plat Records, Ector County, Texas.
2. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligation") including but not limited to (a) the Note in the original principal amount of \$143,000.00, dated January 8, 2016, executed by MICHAEL ALAN BALCAZAR and ERICA VALENZUELA, and payable to the order of FERNANDO FRANCO and wife, IRMA FRANCO; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtedness of MICHAEL ALAN BALCAZAR and ERICA VALENZUELA to FERNANDO FRANCO and wife, IRMA FRANCO, are the current owners and holders of the Obligation and are the beneficiaries under the Deed of Trust. Questions concerning the sale may be directed to Eben D. Warner, III, at 712 N. Texas, Odessa, Texas, 79761.
3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust recorded in Document Number 2016-00000416, in the Official Public Records, Ector County, Texas.
4. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: May 6, 2025, between 10:00 a.m. and 1:00 p.m.
Time: Earliest time of sale will begin is 10:00 a.m.
Place: Front door (West entrance) of Ector County Courthouse or as otherwise designated by County Commissioner.
5. **Terms of Sale.** The 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. 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.


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Pursuant to Section 51.009 of the Texas Property Code, the property will be sold "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 or any Substitute 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.

6. **Default ad Request to Act.** Default has occurred under the Deed of Trust, and the beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as Substitute Trustee to conduct the sale.

Dated: March 24, 2025.


EBEN D. WARNER, III

Original Filed for Record this 31 day of March, 20 25 at 1:23 o'clock P.M.
JENNIFER MARTIN
County Clerk, Ector County, Texas
By  Deputy

LAFRANCO, FERNANDO-BALCAZAR, MICHAEL and VALENZUELA, ERICA.FORECLOSURE LETTERS

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NOTICE OF TRUSTEE'S SALE

Date: April 1, 2025

Trustee: Stewart McKeehan

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

Mortgagee: John Walter Enterprises, Inc.

Note: \$1,120,000.00

Deed of Trust:

Date: November 26, 2021

Grantor: Copper Roseville, Inc.

Mortgagee: John Walter Enterprises, Inc.

Recording information: Document 2021-25717, Official Public Records of Ector County, Texas

Property: Lots 8, 9, 10, and the South half of Lot 11, Block 27, Original Town of Odessa, according to the plat thereof recorded in Volume 3, Page 32, Deed Records of Ector County, Texas

County: Ector

Date of Sale: May 6, 2025

Time of Sale: 1:00 p.m.

Place of Sale: Ector County Courthouse

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

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

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


Stewart McKeehan, Trustee

FILED THIS 1st DAY OF
April, 20 25

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY  DEPUTY

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NOTICE OF TRUSTEE'S SALE

Date of Notice: March 25th, 2025

Trustee: Jonathan Jasniak

Trustees' Addresses: Jonathan Jasniak
404 Wimberly St.
Fort Worth, Texas 76107

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

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

Note: That certain Promissory Note Title dated December 11th, 2024, from Jocelin Vargas, as borrower, to Lender, as lender, in the original principal amount of \$129,189.53

Deed of Trust:

Date: Effective as of December 11th, 2024

Grantor: Jocelin Vargas

Lender: Jaz Land, LLC, a Texas limited liability company

Holder: Jaz Land, LLC, a Texas limited liability company

Recording Information: File # 2025-00000534 Ector County, TX

Property: Lot 3 out of a 227.151 acre tract of land out of Section 11, Block 44, T-2-S, T & P RR Co. Survey, Ector County, TX

County: Ector County, Texas

Date of Sale (first Tuesday of the month): May 6th, 2025

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


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

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

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

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

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


Jonathan Jasniak, Trustee

ACKNOWLEDGMENT

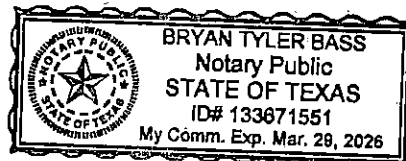
STATE OF TEXAS §
COUNTY OF Tarrant §

This instrument was acknowledged before me on this 25th day of March, 2025, by Jonathan Jasniak, Trustee, in such capacity.


NOTARY PUBLIC, STATE OF TEXAS

AFTER FILING RETURN TO:

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



FILED THIS 2 DAY OF
April, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Jennifer Campos DEPUTY

THE STATE OF TEXAS
COUNTY OF ECTOR

§
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NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 3rd day of April, 2023, **GREGORIO RAMIREZ and wife, SHAMIE RAMIREZ**, executed a Deed of Trust conveying to **JIMMY W. PEACOCK**, a Trustee, the real estate hereinafter described to secure **DALIAN ENTERPRISES, LLC**, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 2023-00005798, 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 6th day of May, 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. The property will be auctioned "AS IS", without any warranties as to the quality or nature of the title, right of possession or quiet enjoyment.

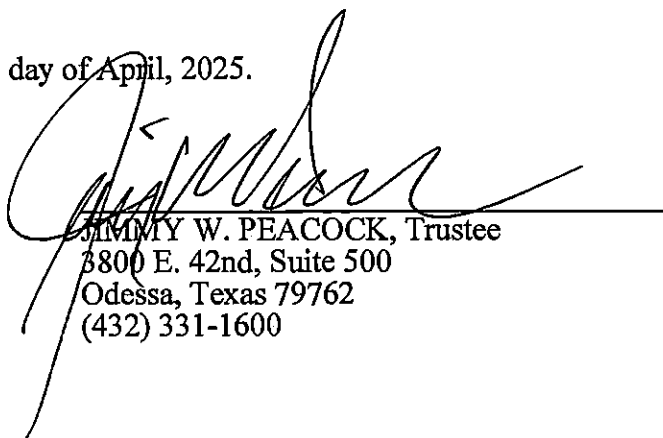
Said real estate is described as follows:

Lots 4, 5 & 6, DALIAN ACRES, a Subdivision of Ector County, Texas, according to the map or plat thereof of record in Cabinet C, Page 153-D, 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 April, 2025.


JIMMY W. PEACOCK, Trustee
3800 E. 42nd, Suite 500
Odessa, Texas 79762
(432) 331-1600

COPY

THE ORIGINAL WAS
FILED THIS 9 DAY OF
April, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Quinda Campos DEPUTY
42

Our Case No. 25-01539-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF ECTOR

Deed of Trust Date:
March 7, 2023

Property address:
2409 E 25TH ST
ODESSA, TX 79761

Grantor(s)/Mortgagor(s):
WILLIAM CHARLES ANDERSON JOINED BY HIS WIFE
APRIL DAWN ANDERSON, SIGNED PRO FORMA TO
PERFECT LIEN ONLY

LEGAL DESCRIPTION: Lot 10, Block 83, Crescent Park Addition, 4th Filing, an addition to the City of Odessa, Ector County, Texas, according to the map or plat of record in volume 4, Page 27, Plat Records, Ector County, Texas

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR
PRIMELENDING, A PLAINSCAPITAL COMPANY, IT'S
SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
AMERIHOM MORTGAGE COMPANY, LLC

Date of Sale: MAY 6, 2025

Property County: ECTOR

Original Trustee: ALLAN B. POLUNSKY

Recorded on: March 7, 2023
As Clerk's File No.: 2023-00003747
Mortgage Servicer:
AMERIHOM MORTGAGE COMPANY, LLC

Substitute Trustee:
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, Catherine Carroll, Kristina
McCrary, Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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 current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out 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,

43 2

Zane Nail, Zia Nail, Zoey Fernandez, Catherine Carroll, Kristina McCrary, Marinosci Law Group PC, 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 Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MAY 6, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** or not later than three hours thereafter. 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 be conducted at the Ector County Courthouse, 300 N. Grant, Odessa, TX 79761 as designated by the Commissioners' Court, of said county pursuant to Section 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 was posted.

AMERIHOM MORTGAGE COMPANY, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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, 3/31/25

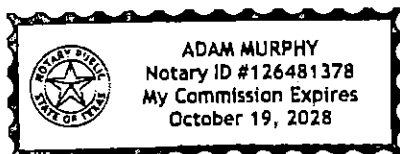
MARINOSCI LAW GROUP, P.C.

By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 31 day of MARCH 2025, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)



[Signature]
Notary Public for the State of TEXAS

My Commission Expires: 10-19-28
Adam Murphy
Printed Name and Notary Public

Filed by
Shirley
4-3-25

Grantor: AMERIHOM MORTGAGE COMPANY, LLC
425 PHILLIPS BOULEVARD
EWING, NJ 08618
Our File No. 25-01539

Return to: MARINOSCI LAW GROUP P.C.
MARINOSCI & BARTER
16415 Addison Road, Suite 250
Addison, TX 75001

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY Guminda Campos DEPUTY 44

2511 BEECHWOOD ST
ODESSA, TX 79761

00000010409621

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: May 06, 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 October 03, 2023 and recorded in Document INSTRUMENT NO. 2023-00016819 real property records of ECTOR County, Texas, with MARC MARA-POWLES, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.
- 4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MARC MARA-POWLES, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$246,050.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, 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. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC
635 WOODWARD AVE.
DETROIT, MI 48226



2511 BEECHWOOD ST
ODESSA, TX 79761

00000010409621

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

Elmt Oz

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.

Elmt Oz

Declarants Name: Elizabeth Cardenas

Date: 4/10/25

2511 BEECHWOOD ST
ODESSA, TX 79761

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ECTOR

EXHIBIT "A"

LOT 21, BLOCK 108, CRESCENT PARK ADDITION, 4TH FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 4, PAGE 27, PLAT RECORDS, ECTOR COUNTY, TEXAS.

FILED THIS 16th DAY OF
April, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY [Signature] DEPUTY

21 LONG CHAMP CT
ODESSA, TX 79762

00000009836537

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: May 06, 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 October 07, 2019 and recorded in Document CLERK'S FILE NO. 2019-18502 real property records of ECTOR County, Texas, with LEEANN CODY AN UNMARRIED FEMALE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR EMBRACE HOME LOANS, INC., mortgagee.
- 4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LEEANN CODY AN UNMARRIED FEMALE, securing the payment of the indebtednesses in the original principal amount, of \$343,840.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. EMBRACE HOME LOANS, INC 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

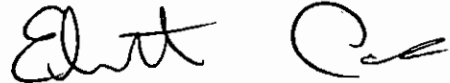


21 LONG CHAMP CT
ODESSA, TX 79762

00000009836537

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

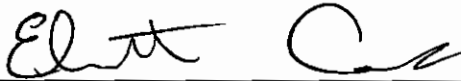
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, JONATHAN SCHENDEL, ANGIE USELTON, CHARLES GREEN, LISA BRUNO, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, JOSHUA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



Israel Saucedo

Certificate of Posting

My name is Elizabeth Gardenas, 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.



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

21 LONG CHAMP CT
ODESSA, TX 79762

00000009836537

00000009836537

ECTOR

EXHIBIT "A"

LOT 21, BLOCK 1, STEEPLECHASE, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN CABINET A, PAGE 112-D, PLAT RECORDS, ECTOR COUNTY, TEXAS.

FILED THIS 10th DAY OF
April, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY [Signature] DEPUTY

NOTICE OF SALE

STATE OF TEXAS

§
§
§

BY VIRTUE OF AN ORDER OF SALE

ECTOR COUNTY

DATED 2nd DAY OF April, 2025

and issued pursuant to judgment decree(s) of the County Court at Law of Ector County, Texas, by the Clerk of said Court on said date, in the hereinafter numbered and styled suit(s) and to me directed and delivered as Sheriff or Constable of said County, I have on the 4th day of April, 2025, seized, levied upon, and will, on the first Tuesday in May, 2025, the same being the 6th day of said month, at the West Door, 300 N Grant of the Courthouse of the said County, in the City of Odessa, Texas, between the hours of 10 o'clock a.m. and 4 o'clock p.m. on said day beginning at 10:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest of the defendants in such suit(s) in and to the following described real estate levied upon as the property of said defendants, the same lying and being situated in the County of Ector and the State of Texas, to-wit:

A-20-062-T, Account No(s). 22500.00010.00000, ECTOR COUNTY APPRAISAL DISTRICT VS. SHARON ANN HAYNES, Lot 1, Block 1, Overcash Addition, an addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 205, Plat Records of Ector County, Texas with an adjudged value of \$147,863.00.

A-22-261-T, Account No(s). 31880.00315.00000, ECTOR COUNTY APPRAISAL DISTRICT, ET AL VS. JESUS SOTO, TRACT 1 Lot 12, Block 2, 385 Ranch Estates West, a subdivision in Ector County, Texas, according to the map or plat thereof, recorded in Volume 18, Page 45, Plat Records of Ector County, Texas with an adjudged value of \$36,908.00.

A-23-252-T, Account No(s). 00700.00230.00000, ECTOR COUNTY APPRAISAL DISTRICT, ET AL VS. L D BREEDLOVE, Lot 2, Block 3, Argaud Addition, an addition to the City of Odessa, Ector County, Texas, as described in Volume 417, Page 129, Deed Records of Ector County, Texas with an adjudged value of \$1,840.00.

A-23-256-T, Account No(s). 00700.00250.00000, ECTOR COUNTY APPRAISAL DISTRICT, ET AL VS. HALLIE JACKSON, Lot 4, Block 3, Argaud Addition, an addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof, recorded in Volume 326, Page 522, Deed Records of Ector County, Texas with an adjudged value of \$1,840.00.

A-23-280-T, Account No(s). 29100.00760.00000, ECTOR COUNTY APPRAISAL DISTRICT, ET AL VS. DAVIS STEPHEN ESTATE, Lot 8, Block 9, Smith Heights Addition, an addition to the City of Odessa, Ector County, Texas, as described in Volume 130, Page 52, Deed Records of Ector County, Texas with an adjudged value of \$3,850.00.

B-19-185-T, Account No(s). 29200.01030.00000, ECTOR COUNTY APPRAISAL DISTRICT, ET AL VS. JESUS E BLANCO, Lot 2, Block 9, Smith & Pearson Addition, an addition to the City of Odessa, Ector County, Texas, as described in Volume 937, Page 99, Deed Records of Ector County, Texas with an adjudged value of \$2,219.00.

B-23-249-T, Account No(s). 05200.02020.00000, ECTOR COUNTY APPRAISAL DISTRICT, ET AL VS. VICTORIA THURSBY, Lot 11, Block 20, Cannondale Addition, an addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof, recorded in Volume 813, Page 125, Deed Records of Ector County, Texas with an adjudged value of \$4,250.00.

B-23-333-T, Account No(s). 07100.00275.00000, ECTOR COUNTY APPRAISAL DISTRICT, ET AL VS. STONEHAM B SWANN, ET AL, Lot 31, Block 3, Replat of Crestview Addition, an addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof, recorded in Volume 20, Page 53, Plat Records of Ector County, Texas with an adjudged value of \$62,934.00.

C-19-078-T, Account No(s). 15900.01530.00000, ECTOR COUNTY APPRAISAL DISTRICT, ET AL VS. ELIZABETH SIGALA, The East 1/2 of Lot 13, Block 13, Judkins Subdivision, a subdivision in Ector County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 121, Plat Records of Ector County, Texas with an adjudged value of \$12,878.00.

C-19-186-T, Account No(s). 05720.00080.18000, ECTOR COUNTY APPRAISAL DISTRICT, ET AL VS. LEONOR OLIVIERI, Lot 28, Block 4, Ciclo Vista Addition, an addition to the City of Odessa, Ector County, Texas, as described in Volume 1217, Page 433, Deed Records of Ector County, Texas with an adjudged value of \$6,750.00.

C-21-160-T, Account No(s). 28100.01110.00000, ECTOR COUNTY APPRAISAL DISTRICT, ET AL VS. MAURICE BLOUNT, ET AL, Lot 1, Block 93, S. Williams Subdivision of the College Addition, a subdivision in the City of Odessa, Ector County, Texas, as described in Volume 91, Page 253, Deed Records of Ector County, Texas with an adjudged value of \$6,433.00.

C-23-251-T, Account No(s). 00700.00240.00000, ECTOR COUNTY APPRAISAL DISTRICT, ET AL VS. PENNY SALICIOUS, Lot 3, Block 3, Argaud Addition, an addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 448, Deed Records of Ector County, Texas with an adjudged value of \$1,840.00.

C-23-279-T, Account No(s). 05200.02350.00000, ECTOR COUNTY APPRAISAL DISTRICT, ET AL VS. WILLIE TURNER, Lot 5, Block 22, Cannondale Addition, an addition to the City of Odessa, Ector County, Texas, as described in Volume 97, Page 209, Deed Records of Ector County, Texas with an adjudged value of \$4,760.00.

C-23-295-T, Account No(s). 00800.00640.00000, ECTOR COUNTY APPRAISAL DISTRICT, ET AL VS. MILDRED T WHARTAN, Lot 6, Block 4, Argaud Heights Addition, an addition to the City of Odessa, Ector County, Texas, as described in Volume 709, Page 121, Deed Records of Ector County, Texas with an adjudged value of \$2,546.00.

D-19-169-T, Account No(s). 35900.00050.00000, ECTOR COUNTY APPRAISAL DISTRICT, ET AL VS. JOHN HENRY REED, Lot 4, Block 1, Whatley Parcels Subdivision, an addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 154, Plat Records of Ector County, Texas with an adjudged value of \$2,059.00.

D-21-335-T, Account No(s). 36600.05408.00000, ECTOR COUNTY APPRAISAL DISTRICT, ET AL VS. JAMES CHARRISON SR, Lot 5, Block 38, Windsor Heights Addition, 4th Filing, an addition to the City of Odessa, Ector County, Texas, as described in Volume 580, Page 76, Deed Records of Ector County, Texas with an adjudged value of \$21,138.00.

D-23-246-T, Account No(s). 29400.00620.00000, ECTOR COUNTY APPRAISAL DISTRICT, ET AL VS. WILLIE S SLEDGE, Lot 3, Block 8, Southside Heights Addition, an addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 308, Deed Records of Ector County, Texas with an adjudged value of \$3,053.00.

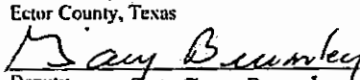
D-23-250-T, Account No(s). 00700.00450.00000, ECTOR COUNTY APPRAISAL DISTRICT, ET AL VS. PEARL ADAMS, Lot 3, Block 6, Argaud Addition, an addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 448, Deed Records of Ector County, Texas with an adjudged value of \$1,941.00.

(any volume and page references, unless otherwise indicated, being to the Deed Records, Ector County, Texas; to which instruments reference may be made for a more complete description of each respective tract.) or, upon the written request of said defendants or their attorney, a sufficient portion of the property described above shall be sold to satisfy said judgment(s), interest, penalties, and cost; and any property sold shall be subject to the right of redemption of the defendants or any person having an interest therein, to redeem the said property, or their interest therein, within the time and in the manner provided by law, and shall be subject to any other and further rights to which the defendants or anyone interested therein may be entitled, under the provisions of law. Said sale to be made by me to satisfy the judgment(s) rendered in the above styled and numbered cause(s), together with interest, penalties, and costs of suit, and the proceeds of said sales to be applied to the satisfaction thereof, and the remainder, if any, to be applied as the law directs.

Dated at Odessa, Texas, 04/04/2025


Sheriff Mike Griffin
Ector County, Texas

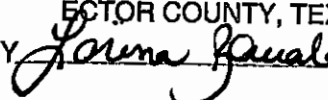
By:


Deputy Sgt. Gary Brumley

Notes:

The Minimum Bid is the lesser of the amount awarded in the judgment plus interest and costs or the adjudged value. However, the Minimum bid for a person owning an interest in the property or for a person who is a party to the suit (other than a taxing unit), is the aggregate amount of the judgments against the property plus all costs of suit and sale. ALL SALES SUBJECT TO CANCELLATION WITHOUT NOTICE. THERE MAY BE ADDITIONAL TAXES DUE ON THE PROPERTY WHICH HAVE BEEN ASSESSED SINCE THE DATE OF THE JUDGMENT. For more information, contact your attorney or LINEBARGER GOGGAN BLAIR & SAMPSON, LLP., attorney for plaintiffs, at (432) 332-9047

THE ORIGINAL WAS

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

Tract I: Lot 20, Block 8, Replat of Blocks 6-8, PARK PLACE ANNEX, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof of record in Volume 3, Page 26, Plat Records, Ector County, Texas.

Tract II: Lot 1, Block 40, ROCHESTER HEIGHTS ADDITION, 3RD FILING, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof of record in Volume 7, Page 54, Plat Records, Ector County, Texas.

2. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligation") including but not limited to (a) the Note in the original principal amount of \$134,000.00, executed by SAUL HERNANDEZ and wife, PATRICIA J. HERNANDEZ, and payable to the order of SAUL PAREDES and wife, MARTHA PAREDES; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtedness of SAUL HERNANDEZ and wife, PATRICIA J. HERNANDEZ to SAUL PAREDES and wife, MARTHA PAREDES, the current owner and holder of the Obligations and the beneficiary under the Deed of Trust. Questions concerning the sale may be directed to Eben D. Warner, III, at 712 N. Texas, Odessa, Texas, 79761.
3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust recorded in Document Number 2019-18545, Official Public Records, Ector County, Texas.

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

Date: May 6, 2025, between 10:00 a.m. and 1:00 p.m.

Time: Earliest time of sale will begin is 10:00 a.m.

Place: Front door (West entrance) of Ector County Courthouse or as otherwise designated by County Commissioner.

5. **Terms of Sale.** The 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. 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.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold "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 or any Substitute 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.

6. **Default ad Request to Act.** Default has occurred under the Deed of Trust, and the beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as Substitute Trustee to conduct the sale.

Dated: April 14, 2025

EBEN D. WARNER, III, P.C.

Eben D. Warner III

EBEN D. WARNER, III
712 N. TEXAS
ODESSA, TEXAS 79761
(432) 332-6955

FILED THIS 14 DAY OF April, 2025
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Oxymeda Campos DEPUTY

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NOTICE OF ACCELERATION AND 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.

DEED OF TRUST INFORMATION:

Date: April 30, 2018
Grantor(s): JESUS RENE SALCIDO AND ADRIANA BAILON, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW AMERICAN
FUNDING
Original Principal: \$162,011.00
Recording Information: 2018-000007000
Property County: Ector
Property: Lot 4, Block 40, 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
Property Address: 5012 Locust Avenue
Odessa, TX 79762

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Broker Solutions Inc. dba New American Funding
Mortgage Servicer: New American Funding
Mortgage Servicer: 8201 North FM 620
Address: Suite 120
Austin, TX 78726

SALE INFORMATION:

Date of Sale: May 6, 2025
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: 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.
Substitute Trustee: Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail, Padgett Law Group,
Michael J. Burns, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, any to act
Substitute Trustee Address: 546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com

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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.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Plgms

Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

CERTIFICATE OF POSTING

My name is Shelley Nail, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 4-10-25, I filed at the office of the Ector County Clerk to be posted at the Ector County courthouse this notice of sale.

Declarant's Name: Shelley Nail

Date: 4-10-25

Padgett Law Group
546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com
(850) 422-2520

WITNESS MY HAND this

day of

10 April, 25

FILED THIS 10 DAY OF
April, 20 25

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY Guadalupe DEPUTY

Campos

PLG File Number: 25-002028-1

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NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated February 10, 2022 and recorded under Clerk's File No. 2022-00002975, in the real property records of ECTOR County Texas, with Shelby Krystal Wilson, a married woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Community National Bank, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Shelby Krystal Wilson, a married woman securing payment of the indebtedness in the original principal amount of \$291,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Shelby Krystal Wilson. CITIZENS BANK NA f/k/a RBS CITIZENS NA 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. Citizens Bank, N.A. a/k/a Citizens One Home Loans is acting as the Mortgage Servicer for the Mortgagee. Citizens Bank, N.A. a/k/a Citizens One Home Loans, is representing the Mortgagee, whose address is: PO BOX 2800, Glen Allen, VA 23058.

Legal Description:

LOT 2, BLOCK 21, GARDENDALE SUBDIVISION, 2ND FILING, A SUBDIVISION OF ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 8, PAGE 54, PLAT RECORDS, ECTOR COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 05/06/2025

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.

44-25-00352
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 8, 2025.

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

Posted and filed by:

Printed Name:

C&M No. 44-25-00352

FILED THIS 10 DAY OF
April, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Quisada DEPUTY
Campos

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS this Notice of Substitute Trustee's Sale pertains to the following:

BORROWER: Twin Pine RV Properties, Ltd. and John Gilmore

PROPERTY: The East 58 feet of Lot 1 and all of Lot 2, Block 37, Replat of Airway Acres, 2nd Filing, a Subdivision of Ector County, Texas according to the map or plat of record in Volume 3, Page 104, Plat Records of Ector County, Texas.

NOTE: Promissory Note dated as of August 30, 2019 (the "Note")

NOTEHOLDER: Hmaidan & Hmaidan LLC

DEED OF TRUST: Executed by Twin Pine RV Properties, Ltd. and John Gilmore to Harold N. May, Trustee dated August 30, 2019 and recorded at Instrument No. RP-2019-17664 in Ector County, Texas

SUB TRUSTEE(S): Jason D. Kraus, Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez.

Note Payable

WHEREAS, the Note is in default, has been accelerated and is now entirely due and payable, and the Noteholder has requested that the undersigned act as trustee and sell the Property at public auction and apply the proceeds pursuant to the terms of the Deed of Trust;

Notice of Foreclosure Sale

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **May 6, 2025**, a foreclosure sale of the property will be conducted in Ector County, Texas at the following location at the Front Door Of The Ector County Courthouse (West Entrance) or as Designated By The County Commissioner's Office, or if unavailable, alternatively being the area designated by Ector County Commissioners' Court as the place where foreclosure sales are to take place. The sale will be conducted no earlier than 10:00 a.m. and will be concluded within three hours of said starting time.

Appointment of Substitute Trustee

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The Deed of Trust allows Lender to appoint a substitute Trustee to be recorded in the official public records of the county in which the Property is located. Lender appoints Mr. Jason D. Kraus, Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez as Substitute Trustee for Harold N. May to act under and by virtue of the Deed of Trust and requests such substitute trustee to foreclose the lien of the deed of trust against the collateral pledged therein.

Terms of Sale

Sale of the Property will be to the highest bidder for cash or cashier's check. The purchase price must be paid without delay. Should a bidder fail to fulfill the cash or cashier's check requirement, or to make payment without delay, then such bid may, at the discretion of the Trustee, be declared void, and the bidding will be reopened and continued until a bidder who complies with all requirements is found. The Trustee shall be the sole determiner of all procedures used to sale and shall be the sole determiner of the validity and sufficiency of all bids and all other issues that may arise in connection with the bidding process, including the requirement that payment be made without delay.

Fair Debt Collection Practices Act Notice

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Sec. 1601 et seq.), you are notified that this is an attempt to collect a debt and any information obtained will be used for that purpose. You were previously notified of your default. No attempt is being made to collect money from anyone who is not a debtor under the aforementioned debt. No attempt is being made to collect money from anyone who has discharged this debt under U.S. bankruptcy law. If you are receiving this notice and you are not a debtor, you are receiving this notice for information purposes only. This notice is required by the Fair Debt Collection Practices Act. It is not intended to advise you of your complete legal rights in this matter.

Property to be Conveyed "As Is"

The Property will be sold "as is," in its present condition, with all faults, and without representations or warranties, express or implied. The conveyance will be by Substitute Trustee's Deed made subject to all matters of record.

Signed on April 7, 2025 and posted on April 10, 2025.


JASON D. KRAUS

Substitute Trustee

*posted by
S. H. O.
4-10-23*

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

FILED THIS 10 DAY OF
April, 20 25

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY Guadalupe DEPUTY

Campos

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