

1724 E 50TH ST  
ODESSA, TX 79762

00000010604171

**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 05, 2026

Time: The sale will begin at 12:00 PM or not later than three hours after that time.

Place: WEST ENTRANCE OF THE ECTOR COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 23, 2020 and recorded in Document INSTRUMENT NO. 2020-18047 real property records of ECTOR County, Texas, with JUNE MORGAN SIMPSON, A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JUNE MORGAN SIMPSON, A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$166,920.00, 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

FILED THIS 19<sup>th</sup> DAY OF  
February, 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY *shadbaue* DEPUTY



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 AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 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*

*Ruth A Garza*

Israel Saucedo

Certificate of Posting

My name is Ruth A. Garza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on Feb 19, 2026 I filed at the office of the ECTOR County Clerk and caused to be posted at the ECTOR County courthouse this notice of sale.

Ruth A Garza

Declarants Name: Ruth A. Garza

Date: Feb 19, 2026

1724 E 50TH ST  
ODESSA, TX 79762

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ECTOR



LOT 17, BLOCK 45, 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.

**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:** 03/18/2025  
**Grantor(s):** KISSEY MITCHELL, A SINGLE WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR PLAZA HOME MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS.  
**Original Principal:** \$296,920.00  
**Recording Information:** Instrument 2025-00005299  
**Property County:** Ector  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 211 HUDSON AVENUE, ODESSA, TX 79761

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** DATA MORTGAGE INC., DBA ESSEX MORTGAGE

**Mortgage Servicer:** Data Mortgage, Inc. d.b.a. Essex Mortgage  
**Current Beneficiary:** DATA MORTGAGE INC., DBA ESSEX MORTGAGE

**Mortgage Servicer Address:** 1417 N. Magnolia Ave, Ocala, FL 34475

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 5th day of May, 2026  
**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, Zia Nail or Zoey Fernandez, 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, Zia Nail or Zoey Fernandez, 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.

FILED THIS 19 DAY OF February, 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Marilyn Silverio DEPUTY

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, Zia Nail or Zoey Fernandez, 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

**Certificate of Posting**

I am Donna Trout whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 0-19-26 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: 

**Exhibit "A"**

LOT 11, BLOCK 18, PATTERSON ADDITION, 5TH FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 3, PAGE 103, PLAT RECORDS, ECTOR COUNTY, TEXAS.

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

Matter No.: 145975-TX

Date: February 23, 2026

County where Real Property is Located: Ector

ORIGINAL MORTGAGOR: SILVIA ONTIVEROS RUIZ, A SINGLE WOMAN

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

CURRENT MORTGAGEE: NEWREZ LLC

MORTGAGE SERVICER: NewRez LLC D/B/A Shellpoint Mortgage Servicing

DEED OF TRUST DATED 4/21/2021, RECORDING INFORMATION: Recorded on 4/22/2021, as Instrument No. 8352

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 32, BLOCK 10, RHOADES REPLAT OF BELLAIRE HEIGHTS, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 3, PAGE 43, PLAT RECORDS, ECTOR COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **5/5/2026**, the foreclosure sale will be conducted in **Ector** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

NewRez LLC D/B/A Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for NEWREZ LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NewRez LLC D/B/A Shellpoint Mortgage Servicing, as Mortgage Servicer, is representing the Mortgagee, whose address is:

NEWREZ LLC  
c/o NewRez LLC D/B/A Shellpoint Mortgage Servicing  
75 Beattie Place, Suite 300  
Greenville, South Carolina 29601

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.



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**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE SERVICELINK AGENCY SALES AND POSTING, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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

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

*Posted by  
Shirley  
2-26-26*

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

FILED THIS 24<sup>th</sup> DAY OF  
February, 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Deborah Jones DEPUTY

## NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

**Assert and protect your rights as a member of the armed forces of the United States. If you 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 5, 2026

TIME: 10:00 AM

PLACE: THE FRONT DOOR OF THE ECTOR COUNTY COURTHOUSE (WEST ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

2. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only party of the property. Pursuant to section 50.009 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.
3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 12, 2020 and recorded as Instrument Number 19910, real property records of Ector County, Texas.
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Jeremy Porras, securing the payment of the indebtedness in the original principal amount of \$223,965.00, and obligations therein described including by not limited to the promissory note; and all modifications renewals and extensions of the promissory note. Freedom Mortgage Corporation is the current mortgagee of the note and deed of trust or contract lien.
5. **Default.** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.
6. **Property to be Sold.** The property to be sold is described as follows:  
Lot Thirty-Six (36), Block Eleven (11) Ratliff Ridge, 1st Filing, Phase 1, An Addition to the City of Odessa, Ector County, Texas, according to the map, plat and/or dedication deed thereof recorded in Cabinet C, Page 51 B of the Plat Records of Ector County, Texas  
Tax ID: 26558-01023-00000
7. **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 Services is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. Freedom Mortgage Corporation as Mortgage Servicer, is representing the current mortgagee, whose address is:



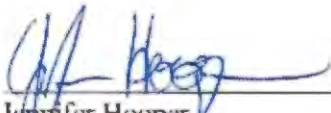
75

11988 Exit 5 Pkwy  
Bldg 4  
Fishers, Indiana 46037

- 8. **Appointment of Substitute Trustee.** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint Jennifer Hooper, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, whose address is c/o Brock & Scott, 4225 Wingren Drive, Suite 105, Irving, TX 75602, Substitute Trustee to act under and by virtue of said Deed of Trust.
- 9. **Limitation of Damages.** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

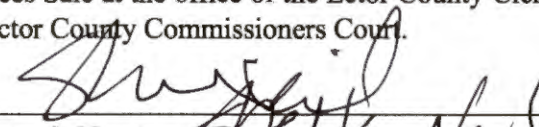
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Date: 2/24/2026

  
Jennifer Hooper

**Certificate of Posting**

I am Shella Kaiti whose address is Perkins TX. I declare under penalty of perjury that on 2-26-26 I filed this Notice of [Substitute] Trustees 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.

  
Declarant's Name: Shella Kaiti  
Date: 2-26-26

FILED THIS 26<sup>th</sup> DAY OF February, 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Elizabeth Jones DEPUTY

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Our Case No. 25-08338-FC

## APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS  
COUNTY OF ECTOR

**Deed of Trust Date:**  
November 16, 2020

**Property address:**  
7204 BROOKS RANCH ROAD  
ODESSA, TX 79765

**Grantor(s)/Mortgagor(s):**  
LINDA SPANHEL AND KYLE SPANHEL, A MARRIED  
COUPLE

**LEGAL DESCRIPTION:** Lot 10, Block 17, of Homestead at Parks Bell Ranch, 2nd Filing, an Addition to the City of Odessa, Ector County, Texas, according to the Map or Plat thereof of recorded in Cabinet B, Page 177 B&C, Plat Records of Ector County, Texas

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR  
AMCAP MORTGAGE, LTD. DBA PROVIDENCE HOME  
LOANS, ITS SUCCESSORS AND ASSIGNS

**Earliest Time Sale Will Begin:** 10:00 AM

**Current Mortgagee:**  
PENNYMAC LOAN SERVICES, LLC

**Date of Sale:** MAY 5, 2026

**Property County:** ECTOR

**Original Trustee:** RICHARD A. RAMIREZ

**Recorded on:** December 10, 2020  
**As Clerk's File No.:** 2020-23653  
**Mortgage Servicer:**  
PENNYMAC LOAN SERVICES, LLC

**Substitute Trustee:**  
Xome Inc., Tejas Corporate Services, LLC, Catherine  
Carroll, Donna Trout, Kristina McCrary, Shelley Nail,  
Marinosci Law Group PC, Resolve Trustee Services, LLC

**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 Xome Inc., Tejas Corporate Services, LLC, Catherine Carroll, Donna Trout, Kristina McCrary, Shelley Nail, Marinosci Law Group PC, Resolve Trustee Services, LLC, 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 5, 2026** 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 **THE FRONT DOOR OF THE ECTOR COUNTY COURTHOUSE (WEST ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE** 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.

PENNYMAC LOAN SERVICES, 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, 2-24-26

MARINOSCI LAW GROUP, P.C.

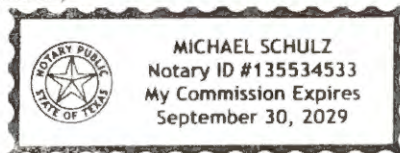
By: [Signature]  
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Michael Schulz, the undersigned officer, on this, the 24 day of Feb 2026, 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: 9-30-29  
Michael Schulz  
Printed Name and Notary Public  
*posted by Schulz 2-26-26*

Grantor: PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD, #200  
WESTLAKE VILLAGE, CA 91361  
Our File No. 25-08338

Return to: MARINOSCI LAW GROUP, P.C.  
MARINOSCI & BAXTER  
16415 Addison Road, Suite 725  
Addison, TX 75001

FILED THIS 24<sup>th</sup> DAY OF  
February, 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY TEXAS  
BY [Signature] 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: May 05, 2026

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

Place: WEST ENTRANCE OF THE ECTOR COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 30, 2014 and recorded in Document INSTRUMENT NO. 2014-00010019; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 2015-00000498 real property records of ECTOR County, Texas, with DAVID ARRON CARRASCO AND WIFE CHRISTINA GAIL CARRASCO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID ARRON CARRASCO AND WIFE CHRISTINA GAIL CARRASCO, securing the payment of the indebtednesses in the original principal amount of \$227,110.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. COUNTRYPLACE MORTGAGE, LTD 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. COUNTRYPLACE MORTGAGE, LTD, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o COUNTRYPLACE MORTGAGE, LTD  
5100 TENNYSON PARKWAY  
SUITE 200  
PLANO, TX 75024

FILED THIS 26th DAY OF  
February, 2026  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Marybell Madrid DEPUTY



**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 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*

*Ruth A Garza*

Israel Saucedo

**Certificate of Posting**

My name is *Ruth A. Garza*, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on *Feb 26, 2026* I filed at the office of the ECTOR County Clerk and caused to be posted at the ECTOR County courthouse this notice of sale.

*Ruth A Garza*

Declarants Name: *Ruth A. Garza*

Date: *Feb 26, 2026*

*12*

15730 W 31ST STREET  
ODESSA, TX 79764

00000010721447

00000010721447

ECTOR



LOTS 11 AND 12, BLOCK 6, BRONCHO SUBDIVISION, A SUBDIVISION OF ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 7, PAGE 44, PLAT RECORDS, ECTOR COUNTY, TEXAS.

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 05, 2026  
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 February 22, 2016 and recorded in Document CLERK'S FILE NO. 2016-00002862; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2023-00018115 & 2024-00013497 real property records of ECTOR County, Texas, with MICHAEL KOFI ATREBI ANIM AND EUGENIA ANIM, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL KOFI ATREBI ANIM AND EUGENIA ANIM, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$223,774.00, 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 F/K/A QUICKEN 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. 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

FILED THIS 20th DAY OF  
February, 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Marybell Madrid DEPUTY



**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, DONNA TROUT, ZANE NAIL, ZOEY FERNANDEZ, OR ZIA NAIL 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*

*Ruth A Garza*

Israel Saucedo

**Certificate of Posting**

My name is *Ruth A. Garza*, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on *Feb 26, 2026* I filed at the office of the ECTOR County Clerk and caused to be posted at the ECTOR County courthouse this notice of sale.

*Ruth A Garza*

Declarants Name: *Ruth A. Garza*

Date: *Feb 26, 2026*

1001 OLD COURSE RD  
ODESSA, TX 79765

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00000010726545

ECTOR



LAND SITUATED IN THE CITY OF ODESSA IN THE COUNTY OF ECTOR IN THE STATE OF TX

LOT 22, BLOCK 13, OLD COURSE ESTATES, 2ND FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN CABINET B, PAGE 124 AB, PLAT RECORDS, ECTOR COUNTY, TEXAS.

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

- Property: The Property to be sold is described as follows:  
  
Being Lot 17, Block 12, Buchanan Addition, Second filing, an addition to the City of Odessa, Ector County, Texas, according to the map or plat of record in Volume 98, Pages 316 & 317, Plat Records, Ector County, Texas.
- Security Instrument: Deed of Trust dated October 21, 2020 and recorded on December 15, 2020 at Instrument Number 2020-23968 in the real property records of ECTOR County, Texas, which contains a power of sale.
- Sale Information: May 5, 2026, at 12:00 PM, 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 TAYLOR MAURICIO secures the repayment of a Note dated October 21, 2020 in the amount of \$123,226.00. 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.**



4867589

Handwritten initials "A" and "S" in blue ink.

*Kathryn Dahlin*

De Cubas & Lewis, P.C.  
Kathryn Dahlin, Attorney at Law

3313 W Commercial Blvd, Suite F-150, Fort  
Lauderdale, FL 33309



Substitute Trustee(s): Charles Green, Lisa Bruno,  
Angie Uselton, Patrick Zwiers, Conrad Wallace,  
Shawn Schiller, Joshua Sanders, Matthew Hansen,  
Aleena Litton, Auction.com LLC, Bobby Fletcher,  
Dana Dennen, Shelley Nail, Donna Trout, Zane Nail,  
Zia Nail, Zoey Fernandez||Shelley Nail, Donna Trout,  
Zane Nail, Zoey Fernandez, Zia Nail, Agency Sales  
and Posting LLC

c/o De Cubas & Lewis, P.C.  
3313 W Commercial Blvd, Suite F-150, Fort  
Lauderdale, FL 33309

Certificate of Posting

I, *Shelley Nail*, declare under penalty of perjury that on the *5* day of *March*, 20*24* 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 *5<sup>th</sup>* DAY OF  
*March*, 20*24*  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY *Shelley Nail* DEPUTY

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#: 25-36825

## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 3/16/2020, Ashley Kendall Lively, an unmarried woman, and Chase Michael Richardson, an unmarried man, joint tenants, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Michael Burns, Attorney at Law, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Ark-La-Tex Financial Services, LLC dba Benchmark Mortgage, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$234,572.00, payable to the order of Ark-La-Tex Financial Services, LLC dba Benchmark Mortgage, which Deed of Trust is Recorded on 3/17/2020 as Volume 2020-5052, 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 Fifty-Four (54), Block Twenty (20), Ratliff Ridge, 1st Filing, Phase 3, an Addition to the City of Odessa, Ector County, Texas, according to the map, plat and/or dedication deed thereof recorded in Cabinet C, Page 67 C of the Plat Records of Ector County, Texas.**

Commonly known as: **1204 E 89TH ST ODESSA, TX 79765**

**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 **Dustin George, Auction.com, LLC, Agency Sales and Posting LLC, Xome Inc., Prestige Posting and Publishing, LLC, Tejas Corporate Services LLC**, or any one 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 500 N. State College Blvd., Suite 1300, Orange, CA 92868, 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 **5/5/2026 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.



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

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

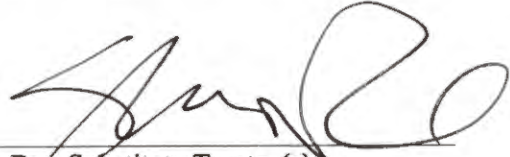
**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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 2/27/2026

WITNESS, my hand this 3-5-26

*Kavonnah Dobson*



By: Kavonnah Dobson, Sr. Trustee Sale Specialist  
Vylla Solutions, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

By: Substitute Trustee(s)  
Dustin George, Auction.com, LLC, Agency Sales  
and Posting LLC, Xome Inc., Prestige Posting and  
Publishing, LLC, Tejas Corporate Services LLC  
C/O Vylla Solutions, LLC  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

FILED THIS 5<sup>th</sup> DAY OF  
March, 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY TEXAS  
BY [Signature] DEPUTY

20

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 05, 2026  
Time: The sale will begin at 12:00 PM or not later than three hours after that time.  
Place: WEST ENTRANCE OF THE ECTOR COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 30, 2007 and recorded in Document DOCUMENT NO. 00012860 real property records of ECTOR County, Texas, with PHILLIP ALVIN RODRIGUEZ AND SPOUSE, PHYLLIS RAMOS, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PHILLIP ALVIN RODRIGUEZ AND SPOUSE, PHYLLIS RAMOS, securing the payment of the indebtednesses in the original principal amount of \$109,186.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

FILED THIS 5<sup>th</sup> DAY OF  
March, 20 26

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY *Shadaf Owell* DEPUTY

21



**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 AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 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*

*Ruth A Garza*

Israel Saucedo

**Certificate of Posting**

My name is *Ruth A. Garza*, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on *March 5, 2026* I filed at the office of the ECTOR County Clerk and caused to be posted at the ECTOR County courthouse this notice of sale.

*Ruth A Garza*

Declarants Name: *Ruth A - Garza*

Date: *March 5, 2026*

*22*

1401 NABORS LANE  
ODESSA, TX 79761

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ECTOR



LOT 13, BLOCK 23, CRESCENT PARK ADDITION, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN VOLUME 3, PAGE 78, PLAT RECORDS, ECTOR COUNTY,  
TEXAS.

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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 05, 2026

Time: The sale will begin at 12:00 PM or not later than three hours after that time.

Place: WEST ENTRANCE OF THE ECTOR COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 29, 2007 and recorded in Document VOLUME 2200, PAGE 519; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO'S. 2018-00009135, 2022-00014528 & 2023-00006453 real property records of ECTOR County, Texas, with HECTOR A GOVEA, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by HECTOR A GOVEA, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$121,043.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

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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 AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 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*

*Ruth A Garza*

Israel Saucedo

**Certificate of Posting**

My name is Ruth A. Garza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on March 5, 2026 I filed at the office of the ECTOR County Clerk and caused to be posted at the ECTOR County courthouse this notice of sale.

*Ruth A Garza*

Declarants Name: Ruth A. Garza

Date: March 5, 2026

FILED THIS 5<sup>th</sup> DAY OF  
march, 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY ghadipowell DEPUTY

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3201 BOULDER AVENUE  
ODESSA, TX 79762

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ECTOR

**EXHIBIT "A"**

LOT 23, BLOCK 43, NEW WINDSOR HEIGHTS ADDITION, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 4, PAGE 41, PLAT RECORDS, ECTOR COUNTY, TEXAS.

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## NOTICE OF FORECLOSURE SALE

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

1. **Property to Be Sold.** The property to be sold is described as follows: LOT 5, BLOCK 5, SPRINGDALE 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 7, PLAT RECORDS, ECTOR COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 05/14/2010 and recorded in Book 2434 Page 229 Document 2010-00007004 real property records of Ector County, Texas.

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

Date: 05/05/2026

Time: 10:00 AM

Place: Ector County, Texas at the following location: THE FRONT DOOR OF THE ECTOR COUNTY COURTHOUSE (WEST ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. **Obligations Secured.** The Deed of Trust executed by CARMEN G. MINJAREZ AND PRUDENCIO D. MINJAREZ, provides that it secures the payment of the indebtedness in the original principal amount of \$154,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wilmington Savings Fund Society, FSB as Owner Trustee of CFS15 Grantor Trust is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Wilmington Savings Fund Society, FSB as Owner Trustee of CFS15 Grantor Trust c/o CARRINGTON MORTGAGE SERVICES LLC, 500 N. State College Blvd., Suites 1030, 1300, and 1400, Orange, CA 92868 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.mwzplaw.com/tx-investors](http://www.mwzplaw.com/tx-investors)

Certificate of Posting

I am Shelley Nail whose address is AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 3/2/26 I filed this Notice of Foreclosure Sale at the office of the Ector County Clerk and caused it to be posted at the location directed by the Ector County Commissioners Court.

FILED THIS 12<sup>th</sup> DAY OF  
March, 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Afaya Ruler DEPUTY

**Notice of Substitute Trustee's Sale**

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> August 20, 2014	<b>Original Mortgagor/Grantor:</b> CHRIS DIAZ
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. GRANTEE, ACTING SOLELY AS NOMINEE AND BENEFICIARY FOR SOUTHWEST BANK, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> U.S. BANK NATIONAL ASSOCIATION
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2014-00012765	<b>Property County:</b> ECTOR
<b>Mortgage Servicer:</b> U.S. Bank National Association	<b>Mortgage Servicer's Address:</b> 2800 Tamarack Rd, Owensboro, KY 42301

\* 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.

**Secures:** Note in the original principal amount of \$149,099.00, executed by CHRIS DIAZ and payable to the order of Lender.

**Property Address/Mailing Address:** 700 E 95TH STREET, ODESSA, TX 79765

**Legal Description of Property to be Sold:** LOT FIFTY-EIGHT (58), BLOCK SEVEN (7), NORTH PARK ADDITION, 13TH FILING, AN ADDITION TO THE CITY OF ODESSA, BEING A SUBDIVISION OF 14.007 ACRES OF LAND IN SECTION 34, BLOCK 42, T-1-S, T.& P.RR.CO. SURVEY, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN CABINET B, PAGE 133-C OF THE PLAT RECORDS OF ECTOR COUNTY, TEXAS.

<b>Date of Sale:</b> May 05, 2026	<b>Earliest time Sale will begin:</b> 12:00 PM
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**Place of sale of Property:** Ector County Courthouse, 300 N. Grant, Odessa, TX 79761 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK NATIONAL ASSOCIATION*, the owner and holder of the Note, has requested Auction.com, LLC whose address is 1 Mauchly Irvine, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



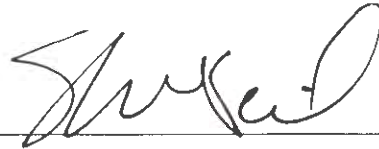
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**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK NATIONAL ASSOCIATION* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Auction.com, LLC whose address is 1 Mauchly Irvine, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Auction.com, LLC whose address is 1 Mauchly Irvine, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Auction.com, LLC OR Tejas Corporate Services, LLC,  
Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:  
(470)321-7112

FILED THIS 12<sup>th</sup> DAY OF  
March, 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Alysa Kuehn DEPUTY

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# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2026-22067-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: **5/5/2026**  
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 18, Block 5, of YUKON RIDGE, 1ST FILING, PHASE 1, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof recorded in Cabinet C, Page 158-A, Plat Records of Ector County, Texas.

**Commonly known as:** 6403 GLOBE LIFE COURT ODESSA, TX 79762

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust dated **9/28/2023** and recorded in the office of the County Clerk of Ector County, Texas, recorded on **10/3/2023** under County Clerk's File No **2023-00016831**, in Book -- and Page -- of the Real Property Records of Ector County, Texas.

**Grantor(s):** KRISTIAN FUENTES, AN UNMARRIED MAN  
**Original Trustee:** Angela R Hernandez  
**Substitute Trustee:** Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Catherine Carroll, Donna Trout, Shelley Nail  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for DHI Mortgage Company, Ltd., its successors and assigns  
**Current Mortgagee:** Freedom Mortgage Corporation  
**Mortgage Servicer:** Freedom Mortgage Corporation

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T.S. #: 2026-22067-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.

**Notice to Bidders** - Please be advised that the Trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. These federal regulations will require reporting if a trustee's deed is issued on or after March 1, 2026, even if the foreclosure sale is conducted prior to March 1, 2026. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and [https://www.fincen.gov/rre-faqs#D\\_5](https://www.fincen.gov/rre-faqs#D_5).

**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 \$282,590.00, executed by KRISTIAN FUENTES, AN UNMARRIED MAN, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for DHI Mortgage Company, Ltd., 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:

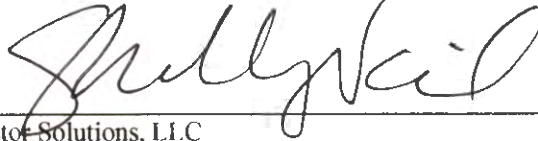
T.S. #: 2026-22067-1X

**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: 3-16-26

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Catherine Carroll, Donna Trout, Shelley Nail



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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

FILED THIS 16<sup>th</sup> DAY OF  
March, 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Kandice Bass DEPUTY

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2026-22246-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: **5/5/2026**  
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 1, Block 18, Fleetwood Addition, 2nd Filing, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat of record in Volume 6, Page 37, Plat Records, Ector County, Texas.

**Commonly known as:** 4504 BONHAM AVE ODESSA, TX 79762

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust dated **12/31/2018** and recorded in the office of the County Clerk of Ector County, Texas, recorded on **1/2/2019** under County Clerk's File No **2019-0000063**, in Book --- and Page --- The subject Deed of Trust was modified by Loan Modification recorded 03/18/2022 as Instrument No. 2022-00005939 of the Real Property Records of Ector County, Texas.

**Grantor(s):** Cleve Dexter Wilks and Lauren Elizabeth Cochrane, husband and wife  
**Original Trustee:** L. Keller Mackie  
**Substitute Trustee:** Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Catherine Carroll, Donna Trout, Shelley Nail  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for FBC Mortgage, LLC., its successors and assigns  
**Current Mortgagee:** Freedom Mortgage Corporation  
**Mortgage Servicer:** Freedom Mortgage Corporation

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.

T.S. #: 2026-22246-TX

**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.

**Notice to Bidders** - Please be advised that the Trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. These federal regulations will require reporting if a trustee's deed is issued on or after March 1, 2026, even if the foreclosure sale is conducted prior to March 1, 2026. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and [https://www.fincen.gov/rre-faqs#D\\_5](https://www.fincen.gov/rre-faqs#D_5).

**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 \$166,920.00, executed by Cleve Dexter Wilks and Lauren Elizabeth Cochrane, husband and wife, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for FBC Mortgage, LLC., 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:

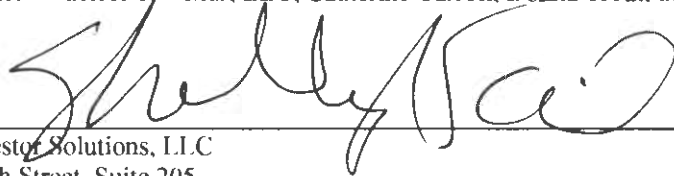
**Freedom Mortgage Corporation**  
**11988 EXIT 5 PKWY BLDG 4**  
**FISHERS IN 46037-7939**  
**Phone: (855) 690-5900**

T.S. #: 2026-22246-TX

**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: 3/16/26

Nestor Solutions, LLC, Auction.com, I.L.C, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX I.L.C, Agency Sales and Posting I.L.C, Abstracts/Trustees of Texas, LLC, Catherine Carroll, Donna Trout, Shelley Nail



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

FILED THIS 16<sup>th</sup> DAY OF  
March, 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Kandice Bass 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: May 05, 2026

Time: The sale will begin at 12:00 PM or not later than three hours after that time.

Place: WEST ENTRANCE OF THE ECTOR COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 31, 2024 and recorded in Document INSTRUMENT NO. 2024-00019509 real property records of ECTOR County, Texas, with ARTURO NAVARRETE JR UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS BENEFICIARY, AS NOMINEE FOR GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ARTURO NAVARRETE JR UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$218,469.00, 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



**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 AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 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*

*Ruth A Garza*

Israel Saucedo

Certificate of Posting

My name is Ruth A. Garza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on March 19, 2026 I filed at the office of the ECTOR County Clerk and caused to be posted at the ECTOR County courthouse this notice of sale.

*Ruth A Garza*

Declarants Name: *Ruth A. Garza*

Date: *March 19, 2026*

1701 ROYALTY AVE  
ODESSA, TX 79761

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00000010636264

ECTOR



LOT 11, BLOCK 29, CRESCENT PARK ADDITION, 3RD FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF OF RECORD IN VOLUME 3, PAGE 135, PLAT RECORDS, ECTOR COUNTY, TEXAS.

FILED THIS 20 DAY OF  
March, 20 21  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Sharon Daniels DEPUTY

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THE STATE OF TEXAS     §  
  §  
COUNTY OF ECTOR     §

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, On the 18th day of June, 2010, **THOMAS J. ESPINOZA**, executed a Deed of Trust conveying to **JIMMY W. PEACOCK**, a Trustee, the real estate hereinafter described to secure **R. CAROL PUGH**, in the payment of a debt therein described, said Deed of Trust being recorded in Volume 2444, Page 366, 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 **5th day of May, 2026**, 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.

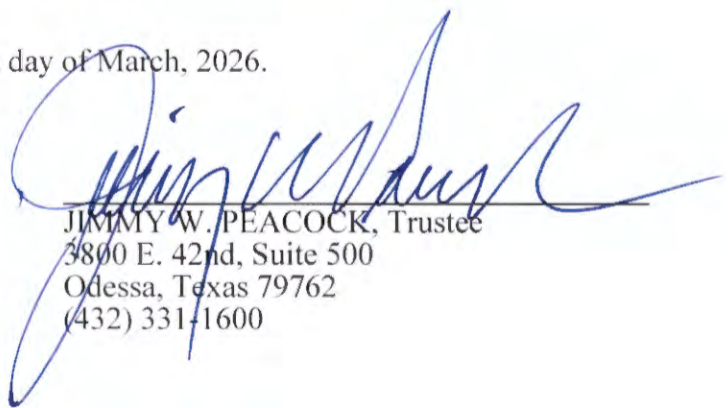
The property will be auctioned "**AS IS**", without any warranties as to the quality or nature of the title, right of possession or quiet enjoyment.

Said real estate is described as follows:

Lot 26, Block 6, Replat of BRENTWOOD, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof of record in Volume 3, Page 10, 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 24th day of March, 2026.



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

FILED THIS 24th DAY OF  
March, 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Kandice Bass DEPUTY

THE STATE OF TEXAS     §  
  §  
COUNTY OF ECTOR     §

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, On the 19th day of April, 2023, **THAO THANH THI LUU and spouse, JOSEPH DAO**, executed a Deed of Trust conveying to **Megan Gossett** Trustee, the real estate hereinafter described to secure **TIM BAUM** in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 2023-00006685 in the Official Public Records of Ector County, Texas; and

WHEREAS, The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the **5th day of May, 2026**, I will sell said real estate at the front (West Entrance) door of the County Court House in Ector County, Texas, to the highest bidder for cash. The earliest time that the sale will take place is **10:00 a.m.**

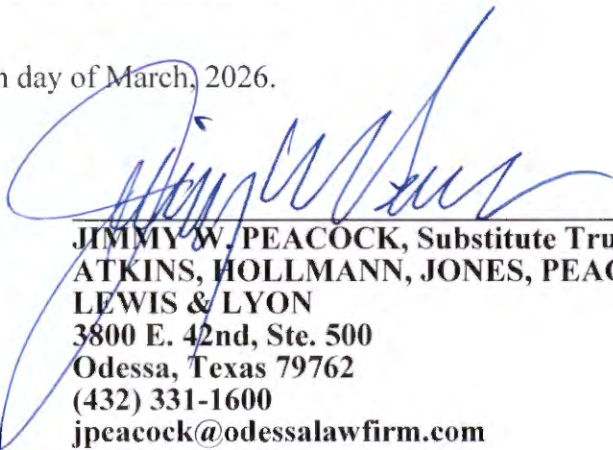
This Sale is subject to outstanding taxes, restrictions, and all other items of record.

Said real estate is described as follows:

**BEING the East 40 Feet of Lot 24, and the West 20 Feet of Lot 25, Block 7, SAGE HILLS ADDITION, an Addition to the City of Odessa, according to the plat thereof of record in Volume 2, Page 54, Plat Records, Ector County, Texas;**

**"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 24th day of March, 2026.

  
\_\_\_\_\_  
**JIMMY W. PEACOCK**, Substitute Trustee  
**ATKINS, HOLLMANN, JONES, PEACOCK  
LEWIS & LYON**  
3800 E. 42nd, Ste. 500  
Odessa, Texas 79762  
(432) 331-1600  
jpeacock@odessalawfirm.com

FILED THIS 24<sup>th</sup> DAY OF  
March, 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Kandice Bass DEPUTY

STATE OF TEXAS

§

COUNTY OF ECTOR

§

§

**SECOND AMENDED NOTICE OF FORECLOSURE SALE**

Date: May 5, 2026

Original Homestead Lien Contract and Deed of Trust

Dated: July 1, 2016

Grantors: Fernando Ramirez Valenzuela and Maria G. Simental

Trustee: Dan J. Guarino

Lender: Frost Bank

Recorded in: The Original Homestead Lien Contract and Deed of Trust is Instrument No. 2016-00010942, filed in the Official Public Records of Ector County, Texas.

Secures: Promissory Note (the "Note") dated July 1, 2016, in the original principal amount of \$58,566.09 executed by Grantors Fernando Ramirez Valenzuela and Maria G. Simental and payable to the order of Lender.

Secured Property  
to be Sold:

LOT 38, BLOCK 1, REPLAT OF THE REPLAT OF PARK PLACE ANNEX, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN VOLUME 6, PAGE 16, PLAT RECORDS, ECTOR COUNTY, TEXAS

The Real Property or its address is commonly known as 2309 W. 16<sup>th</sup> Street, Odessa, Texas 79763. The Real Property tax identification number is 23200.00160.00000;

Substitute  
Trustee(s): B. Blue Hyatt  
Lynch, Chappell & Alsup, PC  
300 N. Marienfeld, Suite 700  
Midland, Texas 79701  
Telephone: 432-683-3351

Foreclosure Sale:

Date: Tuesday, May 5, 2026

Time: The sale of the Property (the "Foreclosure Sale") shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Location: Ector County Courthouse in Ector, Texas, at the front entrance of the Courthouse or the area designated by the Ector County Commissioners Court.

Terms of Sale: Per the Court's Texas Rules of Civil Procedure Rule 736 Order Granting Application of Petitioner, signed January 29, 2026 and attached hereto, that Frost may foreclose upon the Property described in the Homestead Lien Contract and Deed of Trust via public sale following the required twenty-one (21) days' notice unless Respondents pay all outstanding ad valorem taxes and pay Frost the sum of \$45,804.11.

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

The Homestead Lien Contract and Deed of Trust may encumber both real and personal property. Formal Notice is hereby given of Lender's election to proceed against and sell both the real property and any and all personal property described in the Homestead Lien Contract and Deed of Trust in accordance with Lender's rights and

remedies under the Homestead Lien Contract and Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

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

The Homestead Lien Contract and Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee under the deed of trust need not appear at the Date, Time, and Place of Sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code and the Homestead Lien Contract and Deed of Trust. Such reposting or refiled may be after the date originally scheduled for this sale.

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

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

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any express or implied warranties or covenants, except as to the warranties of title provided for under the Homestead Lien Contract and Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

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

*B. Blue Hyatt*

B. Blue Hyatt  
Lynch, Chappell & Alsup, P. C.  
300 North Marienfeld, Suite 700  
Midland, TX 79701  
Telephone: (432) 683-3351  
Fax: (432) 683-2587

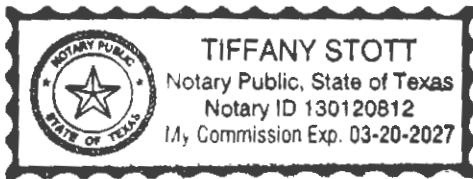
STATE OF TEXAS

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COUNTY OF MIDLAND

This instrument was acknowledged before me on the 23<sup>rd</sup> day of March 2026, by  
B. Blue Hyatt.

*Tiffany Stott*  
Notary Public, State of Texas



**CAUSE NO. A-25-10-1322-CV**

**IN RE: ORDER FOR  
FORECLOSURE CONCERNING  
LOT 38, BLOCK 1, REPLAT OF THE  
REPLAT OF PARK PLACE ANNEX,  
AN ADDITION TO THE CITY OF  
ODESSA, ECTOR COUNTY, TEXAS  
RECORDED IN VOL. 6, PAGE 16, OF  
THE OFFICIAL PUBLIC RECORDS  
OF ECTOR COUNTY, TEXAS,  
COMMONLY KNOWN AS 2309  
WEST 16<sup>TH</sup> STREET, ODESSA,  
TEXAS 79763**

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**IN THE DISTRICT COURT**

**70<sup>th</sup> JUDICIAL DISTRICT**

**ECTOR COUNTY, TEXAS**

**TRCP RULE 736 ORDER GRANTING APPLICATION OF PETITIONER**

On this 29<sup>th</sup> day of January, 2026 came on to be heard the Final Hearing on Petitioner, FROST BANK's ("Frost" or the "Bank") Original Application Pursuant to foreclose upon that certain Promissory Note dated July 1, 2016, secured by that certain Homestead Lien Contract and Deed of Trust dated July 1, 2016, and filed in the Official Public Records of Ector County, Texas as Document Number: 2016-00010942.

After hearing all evidence presented and arguments of counsel, the Court hereby finds as follows:

Frost has established that Respondents entered into the Promissory Note and executed a Homestead Lien Contract and Deed of Trust. Frost has established that the Promissory Note had an original principal amount of \$58,566.09 with an interest rate of 4.18%. The Respondents were to repay the loan in two hundred and forty (240) installments of \$360.29 per installment. As of January 28, 2026, Respondents are indebted to Frost in the total principal sum of \$38,681.56, interest of \$1,492.85, late charges and door knock fees of \$130.00, reasonable and necessary attorney's fees and appraisal fees of \$5,500.00. It is established that Frost provided,

via demand letter dated August 1, 2025, Notice of Default and Notice of Intent to Accelerate the outstanding loan. Frost has established that the Respondents were, at the time of the August 1, 2025 Notice of Default and Notice of Intent to Accelerate letter, six (6) months past due on payments required to be paid under the terms of the Promissory Note. Frost has also established that an event of default occurred by Respondent's failure to pay outstanding ad valorem taxes totaling \$11,866.01. Although duly required to remedy the events of default on or before August 30, 2025, the Respondents wholly failed to remedy the events of default and therefore the Promissory Note was accelerated. Frost has established that they filed this certain Application pursuant to Texas Rules of Civil Procedure Rule 736 to obtain an order for judicial foreclosure of the Homestead Lien Contract and Deed of Trust.

The property which secures the Homestead Lien Contract and Deed of Trust is described as:

LOT 38, BLOCK 1, REPLAT OF THE REPLAT OF PARK PLACE ANNEX, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN VOLUME 6, PAGE 16, PLAT RECORDS, ECTOR COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 2309 W. 16<sup>TH</sup> STREET, ODESSA, TX. 79763, hereinafter referred to as the ("Property").

The Respondents are Fernando Ramirez Valenzuela and Maria G. Simental as set forth and described in both the Promissory Note and the Homestead Lien Contract and Deed of Trust.


Respondent Fernando Ramirez Valenzuela's last known address is 1330 S. Alleghaney, Odessa, Ector County, Texas 79761. Respondent Maria G. Simental's last known address is 7117 West 20<sup>th</sup> Street, #12, Odessa, Ector County, Texas 79763. Respondent Maria G. Simental answered the above numbered and entitled cause and has judicially admitted that Property is not her legal property but is the legal property of her ex-husband, Fernando Valenzuela and that the parties divorced on February 22, 2024. Respondent Fernando Valenzuela has failed, even

though duly served with process, to respond.

The Homestead Lien Contract and Deed of Trust entered into and executed on July 1, 2016 has been filed in the Official Public Records of Ector County, Texas as 2016-00010942.

The Court hereby GRANTS Frost Bank's Original Application Pursuant to TRCP Rule 736 and hereby ORDERS that Frost may foreclose upon the Property described in the Homestead Lien Contract and Deed of Trust via public sale following the required twenty-one (21) days' notice unless Respondents pay all outstanding ad valorem taxes and pay Frost the sum of \$45,804.11. Frost may sell the Property to the highest bidder for cash at a public foreclosure sale to be held at the designated location at the Ector County Courthouse.

Signed this 29<sup>th</sup> day of January, 2026.

  
JUDGE PRESIDING

**THE STATE OF TEXAS  
COUNTY OF ECTOR**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Official Public Records of Ector County, Texas.

2026-00005583 AMENDMENT  
03/26/2026 09:34:32 AM Total Fees: \$49.00  
Recorded By: Jhada Powell

*Jennifer Martin*



Jennifer Martin, County Clerk  
Ector County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

THE ORIGINAL WAS  
FILED THIS 26 DAY OF  
march 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Jhada Powell DEPUTY

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### NOTICE OF FORECLOSURE SALE

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

1. *Property to Be Sold.* The property to be sold is described as follows: 1.99 ACRE TRACT

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

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

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

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

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

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

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

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

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 05/15/2018 and recorded in Document 2018-00007795 real property records of Ector County, Texas.

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

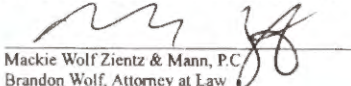
Date: 05/05/2026  
Time: 12:00 PM  
Place: Ector County, Texas at the following location: THE FRONT DOOR OF THE ECTOR COUNTY COURTHOUSE (WEST ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

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

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

  
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.auction.com](http://www.auction.com) or (800) 280-2832

Certificate of Posting

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I am Shelley Noel whose address is 70 AM Title Services, LLC, 5177 Richmond Avenue, Suite 1230,  
Houston, TX 77056-I declare under penalty of perjury that on 3-26-20 I filed this Notice of Foreclosure Sale at the office  
of the Tector County Clerk and caused it to be posted at the location directed by the Tector County Commissioners Court

FILED THIS 26 DAY OF  
March, 20 20  
JENNIFER MARTIN, COUNTY CLERK  
TECTOR COUNTY, TEXAS  
BY Kendrah Hoel DEPUTY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

Matter No.: 145844-TX

Date: March 18, 2026

County where Real Property is Located: Ector

ORIGINAL MORTGAGOR: ALEXANDER G MANCHA, UNMARRIED MAN AND CHRISTOPHER N GUTIERREZ, AN UNMARRIED MAN

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

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 4/10/2023, RECORDING INFORMATION: Recorded on 4/11/2023, as Instrument No. 2023-00006018

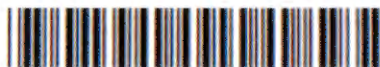
SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT TWENTY-TWO (22), BLOCK SIX (6), MARDI GRAS ESTATES, 4TH FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, PAGE 125C, OF THE PLAT RECORDS OF ECTOR COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **5/5/2026**, the foreclosure sale will be conducted in Ector County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

LAKEVIEW LOAN SERVICING, LLC  
c/o LOANCARE, LLC  
3637 SENTARA WAY  
VIRGINIA BEACH, VA 23452-4262

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



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Matter No.: 145844-TX

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

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE XOME INC., TEJAS CORPORATE SERVICES LLC, NFPDS-TX LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, L.L.P, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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

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

*[Handwritten signature]*  
*[Handwritten signature]*  
3-26-26

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

FILED THIS 26 DAY OF  
March, 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Kendrah Hall DEPUTY

*[Handwritten mark]*

## NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

LOT 24, BLOCK 1, REPLAT OF BLOCK 2, LOTS 19 THROUGH 33, BLOCK 1 AND LOTS 19 THROUGH 29, BLOCK 4, MCCONNELL ADDITION, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 3, PAGE 93, PLAT RECORDS, ECTOR COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated October 22, 2018 and recorded on October 24, 2018 as Instrument Number 2018-00017212 in the real property records of ECTOR County, Texas, which contains a power of sale.

Sale Information:

May 05, 2026, at 12:00 PM, 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 ANGEL ROMAN secures the repayment of a Note dated October 22, 2018 in the amount of \$132,554.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Rocket Mortgage, LLC s/b/m Nationstar Mortgage 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.



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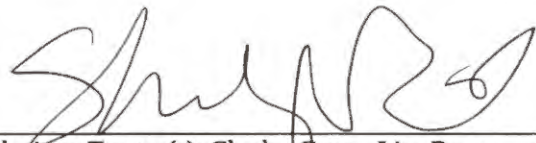
Substitute Trustee(s): Charles Green, Lisa Bruno, Angie Uselton, Patrick Zwiers, Conrad Wallace, Shawn Schiller, Joshua Sanders, Matthew Hansen, Aleena Litton, Bobby Fletcher, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Johnie Eads, Ed Henderson, Kory Young, Auction.com, LLC, Dustin George

**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.**



Tromberg, Miller, Morris & Partners, PLLC  
Jonathan Andring, Attorney at Law  
Melissa Brown, Attorney at Law  
Yuri Han, Attorney at Law  
Jake Troye, Attorney at Law  
6080 Tennyson Parkway Suite 100  
Plano, TX 75024



Substitute Trustee(s): Charles Green, Lisa Bruno, Angie Uselton, Patrick Zwiers, Conrad Wallace, Shawn Schiller, Joshua Sanders, Matthew Hansen, Aleena Litton, Bobby Fletcher, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Johnie Eads, Ed Henderson, Kory Young, Auction.com, LLC, Dustin George  
c/o Tromberg, Miller, Morris & Partners, PLLC  
6080 Tennyson Parkway Suite 100  
Plano, TX 75024

Certificate of Posting

I, Shelley Nail, declare under penalty of perjury that on the 26 day of March, 2021 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 26 DAY OF March, 20 21  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Kendrah Hall DEPUTY

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A Debtor who is serving on active duty in the military may have special rights or relief related to this notice under federal law, including the SERVICEMEMBERS CIVIL RELIEF ACT (50 U.S.C. app. Section 501, 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 immediately.

**NOTICE OF TRUSTEE'S SALE**

**DATE:** March 27, 2026

**PROMISSORY NOTE:** Promissory Note described as:

Date: April 5, 2022

Maker: Redline T&T LLC

Payee: City Bank

Principal Amount: \$1,000,000.00

**DEED OF TRUST:** Deed of Trust with Assignment of Rents, Security Agreement, and Financing Statement described as:

Date: April 5, 2022

Grantor: Redline T&T LLC

Trustee: Scott Blount

Beneficiary: City Bank

Recording Information: Recorded in/under Instrument #2022-00010345 of the Official Public Records of Ector County, Texas.

**PROPERTY:**

Lots 2, 3 and 4, Block 1, Redline Estates, a Subdivision of Odessa, Ector County, Texas, according to the map or plat of record in Cabinet C, Page 140-C, Plat Records, Ector County, Texas.

Trustee: Scott Blount

Trustee's Mailing Address: 5219 City Bank Parkway  
Lubbock, Texas 79407

Substitute Trustee: Michael Hicks or M. Andrew Stewart

Substitute Trustee's Mailing Address: 1500 Broadway, Suite 700  
Lubbock, Texas 79401

Or

Substitute Trustee: Morris Wilcox

Substitute Trustee's Mailing Address: 5219 City Bank Parkway  
Lubbock, Texas 79407

FILED THIS 30 DAY OF  
March, 20 26

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY marily Silverio DEPUTY

**DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:**

May 5, 2026, being the first Tuesday of the month, to commence at 10:00 AM, or within three hours thereafter.

**PLACE OF TRUSTEE'S SALE OF PROPERTY:**

The West Entrance of the Ector County Courthouse, located at 300 N. Grant Street, Room 111, Odessa, Texas 79760 or other such location as designated by the County Commissioners of Ector County, Texas.

Default has occurred in the payment of the Promissory Note referenced above and in the performance of the obligations of the Deed of Trust referenced above, which secure the Promissory Note. Because of such default, the Beneficiary, as the owner and holder of the Promissory Note, and the beneficiary of the Deed of Trust, has requested that a Substitute Trustee sell the Property in accordance with the terms of the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, the Substitute Trustee or such other trustee as Beneficiary may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust. Substitute Trustee has not made and will not make any covenants, warranties, or representations concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.

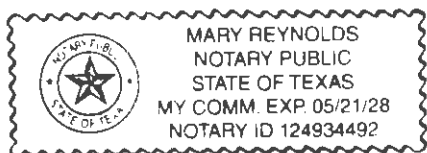
By the terms of the Deed of Trust, the Deed of Trust secures all obligations, debts and liabilities, plus interest thereon, of the Grantor to Beneficiary, or any one or more of them, as well as all claims by Beneficiary against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise.

M. Andrew Stewart, Substitute Trustee

**ACKNOWLEDGMENT**

STATE OF TEXAS            )  
COUNTY OF LUBBOCK    )

This instrument was acknowledged before me on March 27<sup>th</sup>, 2026, by M. Andrew Stewart, Substitute Trustee.



Notary Public, State of Texas

**ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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 OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS, PAUL WASHINGTON, A SINGLE MAN** delivered that one certain Deed of Trust dated OCTOBER 16, 2024, which is recorded in INSTRUMENT NO.: 2024-0019268 of the real property records of ECTOR County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$145,000.00 payable to the order of BASSY PROPERTY ASSOCIATES LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

**WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred** and the outstanding indebtedness on same is now wholly due; and

**WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon** the contingency and the manner authorized by the Deed of Trust; and

**WHEREAS, BASSY PROPERTY ASSOCIATES LLC, the Mortgagee or Mortgage Servicer, has instructed a** Substitute Trustee to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

**THEREFORE, NOTICE IS HEREBY GIVEN** that on MAY 5, 2026, beginning at 10:00 AM, or not later than three (3) hours after that time, a Substitute Trustee will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

THE WEST HALF (W/2) OF LOTS 11 AND 12, BLOCK 7, NORMANDY ADDITION, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN VOLUME 2, PAGE 44, PLAT RECORDS, ECTOR COUNTY, TEXAS

The sale will occur at that area designated by the Commissioners Court of ECTOR County, Texas, for such sales (OR AT THE FRONT DOOR OF THE COURTHOUSE (WEST ENTRANCE)).

**BE ADVISED** that, pursuant to the Texas Property Code, a mortgagee may be the mortgage servicer and a mortgagee or a mortgage servicer may administer the foreclosure of property on behalf of the mortgagee if they have entered into an agreement granting the current mortgage servicer authority to service the mortgage. The Mortgage Servicer, if not the Mortgagee, is representing the Mortgagee under a servicing agreement. The name and address of the Mortgagee is BASSY PROPERTY ASSOCIATES LLC, 701 CATHEDRAL RD, STE 45 #3100, PHILADELPHIA, PA 19128. The name and address of the Mortgage Servicer is MADISON MANAGEMENT SERVICES, LLC, 4600 KIETZKE LN, STE K-225, RENO, NV 89502. The name and address of a Substitute Trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A substitute trustee is authorized by the Texas Property Code to set reasonable conditions for a sale. A purchaser at a sale acquires the property "as is" without any expressed or implied warranties at the purchaser's own risk. A purchaser at a sale is not a consumer. If a sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: APRIL 13, 2026.

SUBSTITUTE TRUSTEE(S)

MICHAEL J. SCHROEDER OR SHELLEY NAIL OR DONNA TROUT OR ZANE NAIL OR ZOEY FERNANDEZ OR ZIA NAIL

FILED THIS 13<sup>th</sup> DAY OF

April, 20 26

FILE NO.: MISC-1844  
PROPERTY: 400 E 23RD ST  
ODESSA, TX 79761  
PAUL WASHINGTON

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394-3086  
Fax: (972) 394-1263

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY Kandica Bass DEPUTY



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*Posted By  
April 26  
4-13-26*

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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 **2931 Sendero Dr., Odessa, Texas 79763**, described as follows:  
  
Lot 5, Block 2, RANCHITO DE CARRILLO, a Sudivision of Ector County, Texas, according to the map or plat thereof of record in Cabinet B, Page 163-D, 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 \$45,000.00, dated April 16, 2018, executed by SARA TAYLOR CAWLEY, and payable to the order of JUAN S. CARRILLO and wife, LUZ E. CARRILLO; (b) and a Warranty Deed from SARA TAYLOR CAWLEY to IMELDA LUVIANO, dated April 16, 2018; (c) all renewals and extensions of the Note; and (d) any and all present and future indebtedness of SARA TAYLOR CAWLEY and IMELDA LUVIANO to JUAN S. CARRILLO and wife, LUZ E. CARRILLO, who 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 2018-00006360, 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 5, 2026, 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 13, 2026.

  
EBEN D. WARNER, III

FILED THIS 13<sup>th</sup> DAY OF  
April, 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY a fagabueno DEPUTY

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: April 7, 2026

Deed of Trust

Date: October 10, 2025
Grantor: Rayco Almanza Martin
Grantor's County: Ector
Beneficiary (or Holder): Santa Cruz Properties West, LLC
Trustee: Patrick Moore
Substitute Trustee: Patrick Moore or Aaron Alaniz
701 E. Expwy. 83, Suite 330
McAllen, Texas 78501-1147
Recording Information: Document Number 2025-00020797 in the Official Records, Ector County, Texas
Property: Lot 12, Youngville Subdivision, 2nd Filing, a replat of Lot 2, Block 4, Youngville Subdivision, Ector County, Texas, as shown by the map or plat thereof filed for record in the Office of the County Clerk of Ector County, Texas under Cabinet D, Page 374, Plat Records of Ector County.

Note

Date: October 10, 2025
Amount: \$93,500.00
Debtor: Rayco Almanza Martin
Holder: Santa Cruz Properties West, LLC

Date of Sale of Property: May 5, 2026

Earliest Time of Sale of Property: 10:00 A.M.

Place of Sale of Property: The Front Door for the Ector County Courthouse (West Entrance) located at 300 N. Grant Ave., Odessa, Ector County, Texas 79761 or such other location as may be directed by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code of Ector County, Texas

Because of default in performance of the obligations of the deed of trust, Trustee will sell the property by public auction to the highest bidder at the place and date specified to satisfy the debt secured by the deed of trust. The full amount of bid is due in the form of a cashier's check payable to Patrick Moore, Trustee, immediately upon the acceptance of the bid. The sale will begin at the earliest time stated above or within three hours after that time.

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.

FILED THIS 15th DAY OF April, 2026
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY marybellmadrid DEPUTY

Patrick Moore, Substitute Trustee

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