

**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: 03/04/2025

Time: Between 10:00 AM - 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Ector County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 23, 2015 and recorded in the real property records of Ector County, TX and is recorded under Clerk's Instrument No. 2015-00004135 with Oscar R. Marquez and Irene F. Polanco (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Primewest Mortgage Corporation mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Oscar R. Marquez and Irene F. Polanco, securing the payment of the indebtedness in the original amount of \$122,735.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT 8 AND THE EAST 1 FOOT (E/1 FOOT) OF LOT 7, BLOCK 31, 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.



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

Wells Fargo Bank, N.A.  
11625 N Community House Rd  
Charlotte, NC 28277

**7. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq. or Carson Emmons Esq. or AWEST OR Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM OR Ramiro Cuevas, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Bobby Fletcher, David Ray, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, 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.**

12/27/2024

Executed on

/s/Kirk Schwartz

James E. Albertelli, P.A.  
Kirk Schwartz, Esq.  
Carson Emmons, Esq.  
6565 N. MacArthur, Suite 470  
Irving, TX 75039

12-30-24  
Executed on

**SUBSTITUTE TRUSTEE**  
Agency Sales & Posting  
Shelley Nail, Donna Trout, Zane Nail, Zoey  
Fernandez, Zia Nail OR AUCTION.COM  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

**CERTIFICATE OF POSTING**

My name is Shelley Nail and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 12-30-24 I filed at the office of the Ector County Clerk and caused to be posted at the Ector County courthouse this notice of sale.

Declarants Name: Shelley Nail

Date: 12-30-24

FILED THIS 30 DAY OF  
DEC., 2024

JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY [Signature] DEPUTY

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24-03942

1402 BYRON AVE, ODESSA, TX 79761

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

- Property:** The Property to be sold is described as follows:
- LOT 9, BLOCK 59, CRESCENT PARK ADDITION, 3RD FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN VOLUME 3, PAGE 135, PLAT RECORDS, ECTOR COUNTY, TEXAS
- Security Instrument:** Deed of Trust dated January 9, 2020 and recorded on January 13, 2020 at Instrument Number 2020-592 in the real property records of ECTOR County, Texas, which contains a power of sale.
- Sale Information:** March 4, 2025, at 10:00 AM, or not later than three hours thereafter, at the front door of the Ector County Courthouse (West Entrance), or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by TOMMY DALE CHAPPELL secures the repayment of a Note dated January 9, 2020 in the amount of \$245,000.00. CONVENTIONAL/FHA/VA/RHS: LAKEVIEW LOAN SERVICING, LLC ENOTE VESTING-- NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage 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.**



*Nicki Company*

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

  
Substitute Trustee(s): Bobby Fletcher, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Shawn Schiller, David Ray, Patrick Zwiers, Kristopher Holub, Dana Kamin, Garrett Sanders, Joshua Sanders, Clay Golden, Logan Thomas, Shelley Nail, Kristina McCrary, Zane Nail, Donna Trout, Cassie Martin, Ramiro Cuevas, Conrad Wallace, Matthew Hansen, Aleena Litton, Zia Nail, Zoey Fernandez and Auction.com employees included but not limited to those listed herein.

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

Certificate of Posting

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

FILED THIS 2 DAY OF  
January, 20 25  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Graciela Campos 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.: 130533-TX

Date: January 2, 2025

County where Real Property is Located: Ector

ORIGINAL MORTGAGOR: DAVID H RUSSELL, SINGLE MAN

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

CURRENT MORTGAGEE: NATIONS LENDING CORPORATION

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 3/15/2016, RECORDING INFORMATION: Recorded on 3/21/2016, as Instrument No. 2016-00003950 and later modified by a loan modification agreement recorded as Instrument 2022-00016810 on 08/15/2022

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 23, BLOCK 5, EAST PARK ADDITION, PHASE I, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 22, PAGE 51, PLAT RECORDS, ECTOR COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **3/4/2025**, the foreclosure sale will be conducted in Ector County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

LOANCARE, LLC is acting as the Mortgage Servicer for NATIONS LENDING CORPORATION 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:

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

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

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

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

posted By  
SH/N20  
1-9-25

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

FILED THIS 9 DAY OF  
JAN, 2025  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Samuel David 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> November 25, 2019	<b>Original Mortgagor/Grantor:</b> ANGELITA H. CASTILLO AND DOMINGO S. CASTILLO, JR.
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> LAKEVIEW LOAN SERVICING, LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2019-22511	<b>Property County:</b> ECTOR
<b>Mortgage Servicer:</b> LOANCARE, LLC	<b>Mortgage Servicer's Address:</b> 3637 SENTARA WAY, VIRGINIA BEACH, VIRGINIA 23452

\* 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 \$320,336.00, executed by ANGELITA H. CASTILLO and DOMINGO S. CASTILLO JR and payable to the order of Lender.

**Property Address/Mailing Address:** 16987 N ASTER AVE, GARDENDALE, TX 79758

**Legal Description of Property to be Sold:** BEING A DESCRIPTION AT A 4.73 ACRE TRACT OF LAND BEING A SOUTHEAST PART OF LOT THREE (3) AND ALL OF LOT FOUR (4) SAVE AND EXCEPT THE NORTHWEST 0.08 ACRES CONVEYED BY FRANCIS HANSON TO ROBERT AND JOE BOURLAND BY SPECIAL WARRANTY DEED DATED JANUARY 13, 2006, RECORDED IN VOLUME 1995, PAGE 733, OFFICIAL PUBLIC RECORDS OF ECTOR COUNTY, TEXAS. BLOCK NINE (9), GARDENDALE SUBDIVISION, A SUBDIVISION OF ECTOR COUNTY TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A MAG NAIL SET IN THE WEST RIGHT-OF-WAY LINE OF N. ASTER DRIVE AT THE ORIGINAL SOUTHEAST CORNER OF SAID LOT 4 AND THE NORTHEAST CORNER OF LOT 5 FOR THE SOUTHEAST CORNER OF LOT 5 FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 74°52'00" W ALONG THE SOUTH LINE OF SAID LOT 4 AND THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 640.94 FEET (RECORD 641.00 FEET) TO A 1/2 IRON ROD WITH CAP MARKED RPLS 4170 SET AT THE ORIGINAL SOUTHWEST CORNER OF SAID LOT 4 AND THE NORTHWEST CORNER OF SAID LOT 5 FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 15°32'40" W ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 287.89 FEET TO A 1/2" IRON ROD WITH CAP MARKED "HOWELL" AT THE SOUTHEAST CORNER OF SAID 0.08 ACRE TRACT OF LAND FOR THE MOST WESTERLY NORTHWEST CORNER AT THIS TRACT;



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THENCE N 78°20'53" E ALONG THE SOUTH LINE OF SAID 0.08 ACRE TRACT A DISTANCE OF 301.26 FEET TO A POINT FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE N 15°08'00" W AT A DISTANCE OF 20.43 PASS ORIGINAL NORTH LINE OF SAID LOT 4 AND THE ORIGINAL SOUTH LINE OF SAID LOT 3, IN ALL A TOTAL DISTANCE OF 92.19 FEET TO THE SOUTHWEST CORNER OF A 0.995 ACRE TRACT: RECORDED IN VOLUME 1380, PAGE 825, OFFICIAL PUBLIC RECORDS, ECTOR COUNTY, TEXAS, FOR THE MOST EASTERLY NORTHEAST CORNER OF THIS TRACT;

THENCE N 76°17'21" E ALONG THE SOUTH LINE OF SAID 0.995 ACRE TRACT A DISTANCE OF 342.41 FEET TO A POINT IN THE EAST LINE OF SAID LOT 3 AND THE WEST RIGHT-OF-WAY LINE OF SAID N. ASTER DRIVE FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 15°08'00" E ALONG THE WEST RIGHT-OF-WAY OF SAID N. ASTER DRIVE AND THE EAST LINE OF SAID LOT 3 AT A DISTANCE OF 63.26 FEET PASS THE ORIGINAL SOUTHEAST CORNER OF SAID LOT 3 AND THE ORIGINAL NORTHEAST CORNER OF SAID LOT 4, IN ALL A TOTAL DISTANCE OF 353.28 FEET THE POINT OF BEGINNING.

<b>Date of Sale:</b> March 4, 2025	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** 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 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, *LAKEVIEW LOAN SERVICING, LLC*, the owner and holder of the Note, has requested Shelley Nail, Donna Trout, Zane Nail, Zia Nail, or Zoey Fernandez whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Ramiro Cuevas, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Auction.com, Bobby Fletcher, David Ray, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez whose address is 1 Mauchly Irvine, CA 92618 OR Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez 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.

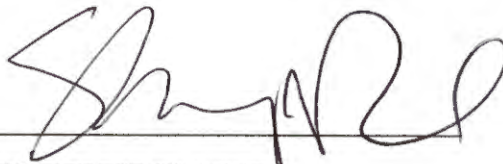
**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, or Zoey Fernandez whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Ramiro Cuevas, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Auction.com, Bobby Fletcher, David Ray, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez whose address is 1 Mauchly Irvine, CA 92618 OR Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez 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 Shelley Nail, Donna Trout, Zane Nail, Zia Nail, or Zoey Fernandez whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Ramiro Cuevas, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Auction.com, Bobby Fletcher, David Ray, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez whose address is 1 Mauchly Irvine, CA 92618 OR Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez 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

Shelley Nail, Donna Trout, Zane Nail, Zia Nail, or Zoey Fernandez whose address is OR Ramiro Cuevas, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Auction.com, Bobby Fletcher, David Ray, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez OR Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez, Trustee

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

FILED THIS 9 DAY OF  
JAN., 2005  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY [Signature] DEPUTY

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

**1. Date, Time, and Place of Sale.**

Date: March 04, 2025

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 25, 2021 and recorded in Document INSTRUMENT NO. 18425 real property records of ECTOR County, Texas, with TYLER BEECHER A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by TYLER BEECHER A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$179,685.00, 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 SHELLEY NAIL, ZANE NAIL OR DONNA TROUT whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is JOHN MCCARTHY, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 1-17-25 I filed at the office of the ECTOR County Clerk and caused to be posted at the ECTOR County courthouse this notice of sale.



Declarants Name: JOHN MCCARTHY

Date: 1-17-25

2609 SPUR AVE  
ODESSA, TX 79761

00000010117026

00000010117026

ECTOR

**EXHIBIT "A"**

LOT 11, BLOCK 100, CRESCENT PARK ADDITION, 4TH FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 4, PAGE 27, PLAT RECORDS, ECTOR COUNTY, TEXAS

FILED THIS 17 DAY OF  
January, 20 25  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY [Signature] 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.: 130619-TX

Date: January 16, 2025

County where Real Property is Located: Ector

ORIGINAL MORTGAGOR: ALEJANDRO MUNOZ, JOINED HEREIN PRO FORMA BY HIS  
SPOUSE, ADRIANA ZERMENO VALDES

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR CERTAINTY HOME LOANS, LLC,  
ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 10/28/2022, RECORDING INFORMATION: Recorded on 11/1/2022, as Instrument  
No. 2022-00021774

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT THIRTEEN (13), BLOCK EIGHT (8),  
RATLIFF RIDGE, 8TH FILING, AN ADDITION TO THE CITY OF ODESSA, BEING A SUBDIVISION  
OF 21.92 ACRES OF LAND IN SECTION 35, 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 C, PAGE 125B, OF THE PLAT RECORDS OF ECTOR COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 3/4/2025, the foreclosure sale will be conducted in  
Ector County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property  
Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners  
Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be  
conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute  
Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien  
indebtedness superior to the Deed of Trust.

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

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

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

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

Postal By  
Shirley

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

FILED THIS 23 DAY OF  
January, 20 25  
JENNIFER MARTIN, COUNTY CLERK  
OF COUNTY, TEXAS  
BY Shirley 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.

### NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated September 13, 2016, executed by **JOHNNY L. WRIGHT, A SINGLE PERSON, AND LORETTA ROGERS F/K/A LORETTA K. ERNST, A SINGLE PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21<sup>ST</sup> MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2016-00013791, Official Public Records of Ector County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesseltine, whose address is listed below, or Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, March 4, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Ector County Courthouse at the place designated by the Commissioner's Court for such sales in Ector County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2016 Southern Manufactured Home, Serial No. SFW018162TXAB.

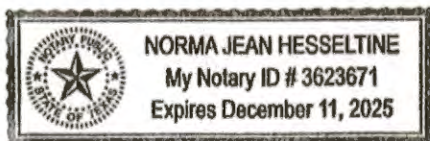
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

EXECUTED this 22 day of January, 2025.

  
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney  
UPTON, MICKITS & HEYMANN, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401  
Telephone: (361) 884-0612  
Facsimile: (361) 884-5291  
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS     §  
COUNTY OF NUECES     §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 22 day of January, 2025, to certify which witness my hand and official seal.



  
NOTARY PUBLIC, STATE OF TEXAS

15  
/

EXHIBIT "A"

The South one-half (S/2) of Tract 3, Block 6, Ranch Acres, a Subdivision of Ector County, Texas, according to the map or plat of record in Volume 5, Page 41, Plat Records of Ector County, Texas.

FILED THIS 23 DAY OF  
January, 20 25  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY [Signature] DEPUTY

100



### 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> September 13, 2021	<b>Original Mortgagor/Grantor:</b> JOSEPH ALLEN CHAPIN AND GLENDA LEA CHAPIN
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FBC MORTGAGE, LLC	<b>Current Beneficiary / Mortgagee:</b> PLANET HOME LENDING, LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2021-19949	<b>Property County:</b> ECTOR
<b>Mortgage Servicer:</b> Planet Home Lending, LLC	<b>Mortgage Servicer's Address:</b> 321 Research Parkway Suite 303, Meriden CT 06450

\* 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 \$197,359.00, executed by JOSEPH ALLEN CHAPIN & GLENDA LEA CHAPIN and payable to the order of Lender.

**Property Address/Mailing Address:** 2211 E 13TH ST, ODESSA, TX 79761

**Legal Description of Property to be Sold:** LOT 9, BLOCK 56, CRESCENT PARK ADDITION, 26TH FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 52, PLAT RECORDS OF ECTOR COUNTY, TEXAS.

<b>Date of Sale:</b> March 4, 2025	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** "At the front door of the Ector County Courthouse (West Entrance), or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE, 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, *PLANET HOME LENDING, LLC*, the owner and holder of the Note, has requested Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez 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.



**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 *PLANET HOME LENDING, LLC* 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, Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez 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 Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez 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

Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail, Trustee

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

FILED THIS 23 DAY OF  
January, 20 25  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Shirley 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> November 17, 2006	<b>Original Mortgagor/Grantor:</b> DORIS N. RUSSELL
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, ACTING SOLELY AS NOMINEE FOR COLDWELL BANKER MORTGAGE	<b>Current Beneficiary / Mortgagee:</b> TOWD POINT MORTGAGE TRUST 2019-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE
<b>Recorded in:</b> <b>Volume:</b> 2086 <b>Page:</b> 1 <b>Instrument No:</b> 00019228	<b>Property County:</b> ECTOR
<b>Mortgage Servicer:</b> Select Portfolio Servicing	<b>Mortgage Servicer's Address:</b> 3217 S. Decker Lake Dr. Salt Lake City, Utah 84119

\* 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 \$55,000.00, executed by DORIS N. RUSSELL and payable to the order of Lender.

**Property Address/Mailing Address:** 4614 LEMONWOOD LN, ODESSA, TX 79761

**Legal Description of Property to be Sold:** LOT 22, BLOCK 4, UNIVERSITY GARDENS ADDITION, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN VOLUME 16, PAGE 50 & 51, PLAT RECORDS, ECTOR COUNTY, TEXAS, SAVE AND EXCEPT WEST PART OF LOT 22, BLOCK 4, UNIVERSITY GARDENS ADDITION, MORE FULLY DESCRIBED IN THE FOLLOWING FIELD NOTES, ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART OF HEREOF FOR ALL PURPOSES, AND BEING THE SAME PROPERTY CONVEYED TO GRANTOR AND RECORDED IN VOLUME 2009, PAGE 409, OPR RECORDS, ECTOR COUNTY, TEXAS.

BEGINNING AT THE PLATTED SW CORNER OF LOT 22, BLOCK 4, UNIVERSITY GARDENS ADDITION, A ADDITION TO THE CITY OF ODESSA, TEXAS, RECORDED IN VOL.16, PAGE 50 & 51, ECTOR COUNTY PLAT RECORDS, FOR THE SW CORNER OF THIS SURVEY;

THENCE N 58° 46' 45" E ALONG THE S BOUNDARY LINE OF SAID LOT 22 AND THE N BOUNDARY LINE OF A 30' ALLEY, 68.6' TO A POINT FOR THE SE CORNER OF THIS SURVEY;

THENCE N 31° 13' 15" W 128.55' PARALLEL TO THE E LINE OF SAID LOT 22, TO THE N. LINE OF SAID LOT 22 AND THE S ROW LINE OF A CUL-DE-SAC NAMED LEMONWOOD LANE FOR THE NE CORNER OF THIS SURVEY;

THENCE AROUND A CURVE TO THE RIGHT, RADIUS 50', ALONG THE ROW LINE OF LEMONWOOD LANE, 28.4' TO THE PLATTED NW CORNER OF SAID LOT 22, FOR THE NW CORNER OF THIS SURVEY; THENCE S 13° 49' 51" E 134.7' TO THE PLACE OF BEGINNING..

<b>Date of Sale:</b> March 4, 2025	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** THE FRONT DOOR OF THE ECTOR COUNTY COURTHOUSE (WEST ENTRANCE) 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, *TOWD POINT MORTGAGE TRUST 2019-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE*, the owner and holder of the Note, has requested Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez 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.

**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 *TOWD POINT MORTGAGE TRUST 2019-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE* 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, Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez 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 Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez 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.

**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.**

  
/s/Mary Akapo

Mary Akapo

Attorney for Select Portfolio Servicing, Inc.

State Bar No.:24125990

marakapo@raslg.com

Robertson, Anschutz, Schneid, Crane & Partners,

PLLC / Attorney for Mortgagee

5601 Executive Dr, Suite 400

Irving, TX 75038

Telephone: 817-873-3080

Facsimile: (817)796-6079

FILED THIS 30 DAY OF  
January, 2025

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY  DEPUTY

20



## 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 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. *Property to Be Sold.* The property to be sold is described as follows:

Lot 4, Block 16, Windsor Heights Addition, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat of record in Volume 3, Page 74, Plat Records, Ector County, Texas.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded as instrument number 18609, Official 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: March 4, 2025

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Ector County Courthouse in Odessa, Texas, at the following location: at the West Entrance of the Ector County Courthouse, 300 North Grant Avenue or any other place designated for real property foreclosures under Texas Property Code section 51.002 and by the Commissioners Court of Ector County, Texas.

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

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

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

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

prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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

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

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Luis Saldana, III and Juliana Saldana.

The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the Real Estate Lien Note in the original principal amount of \$190,000.00, executed by Luis Saldana, III, and payable to the order of Complex Community Federal Credit Union. Complex Community Federal Credit Union is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust.

As of February 4, 2025, there was owed \$174,908.17 on the Real Estate Lien Note. The Real Estate Lien Note is bearing interest at the rate of 4.0% per annum thereafter.

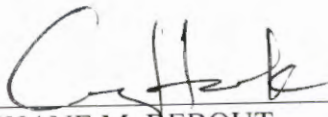
Questions concerning the sale may be directed to the undersigned or to the Beneficiary at Todd, Barron, Thomason, Hudman, Bebout & Rodriguez, P.C. at 3800 E. 42<sup>nd</sup> Street, Suite 409, Odessa, Texas 79762.

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

22



Dated: February 4, 2025.

  
SHANE M. BEBOUT  
COLBY D. HARBUCK  
3800 E. 42<sup>nd</sup> Street, Suite 409  
Odessa, TX 79762-5982  
(432) 363-2106  
(432) 363-2156 fax

00855593.DOCX

FILED THIS 5<sup>th</sup> DAY OF  
February, 20 25  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Shane M. Bebout DEPUTY

23

## **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 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. *Property to Be Sold.* The property to be sold is described as follows:

Lots 7 and 8, Block 146, College Addition, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat of record in Volume 3, Page 314, Deed Records, Ector County, Texas.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded as document number 2015-00014872, Official 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: March 4, 2025

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Ector County Courthouse in Odessa, Texas, at the following location: at the West Entrance of the Ector County Courthouse, 300 North Grant Avenue or any other place designated for real property foreclosures under Texas Property Code section 51.002 and by the Commissioners Court of Ector County, Texas.

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

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

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

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



prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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

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

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Florencio A. Najar and Mary Najar.

The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

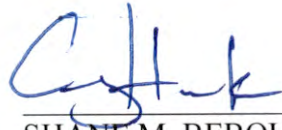
6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the Real Estate Lien Note in the original principal amount of \$85,000.00, executed by Florencio A. Najar, and payable to the order of Complex Community Federal Credit Union. Complex Community Federal Credit Union is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust.

As of February 4, 2025, there was owed \$58,405.48 on the Real Estate Lien Note. The Real Estate Lien Note is bearing interest at the rate of 4.5% per annum thereafter.

Questions concerning the sale may be directed to the undersigned or to the Beneficiary at Todd, Barron, Thomason, Hudman, Bebout & Rodriguez, P.C. at 3800 E. 42<sup>nd</sup> Street, Suite 409, Odessa, Texas 79762.

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

Dated: February 4, 2025.



SHANE M. BEBOUT  
COLBY D. HARBUCK  
3800 E. 42<sup>nd</sup> Street, Suite 409  
Odessa, TX 79762-5982  
(432) 363-2106  
(432) 363-2156 fax

00855706.DOCX

FILED THIS 5<sup>th</sup> DAY OF  
February, 20 25  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Shannen McManis DEPUTY



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**ECTOR County**

**Deed of Trust Dated:** May 3, 2021

**Amount:** \$108,800.00

**Grantor(s):** HYRAM RAMIREZ

**Original Mortgagee:** AMCAP MORTGAGE, LTD

**Current Mortgagee:** WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY IN ITS CAPACITY AS TRUSTEE FOR THE BENEFIT OF THE HOLDERS OF THE CERTIFICATES ISSUED BY FLAGSTAR MORTGAGE TRUST 2021-6

**Mortgagee Servicer and Address:** c/o FLAGSTAR BANK, NATIONAL ASSOCIATION, 5151 Corporate Drive, Troy, MI 48098  
Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

**Recording Information:** Document No. 2021-9247

**Legal Description:** LOT 25, BLOCK 10, FLEETWOOD ADDITION, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 5, PAGE 34, PLAT RECORDS, ECTOR COUNTY, TEXAS.

**Date of Sale:** March 4, 2025 between the hours of 10:00 AM and 1:00 PM.

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


**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the ECTOR County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.


JONATHAN SCHENDEL OR ANGIE USELTON, CHARLES GREEN, JOSHUA SANDERS, LISA BRUNO, RAMIRO CUEVAS, PATRICK ZWIERS, CONRAD WALLACE, KRISTOPHER HOLUB, DANA KAMIN, MATTHEW HANSEN, ALEENA LITTON, BOBBY FLETCHER, DAVID RAY, DANA DENNEN, SHELLEY NAIL, DONNA TROUT, ZANE NAIL, ZIA NAIL, ZOEY FERNANDEZ, CASSIE MARTIN OR JOHNIE EADS have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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.

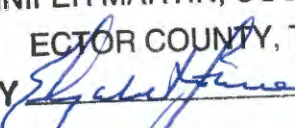
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 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.**

**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.**

  
Anthony Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2024-005772

  
Printed Name: Shelley Nail  
c/o Texas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

FILED THIS 10<sup>th</sup> DAY OF  
February, 20 25  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY  DEPUTY

**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 Foreclosure Sale Scheduled on March 4, 2025**

Deed of Trust and Absolute Assignment of Rents ("Deed of Trust"):

Dated: July 26, 2023

Grantor: Tejas Builders, LLC  
P.O. Box 80384  
Midland, Texas 79708

Original Trustee: Zane Rhyne, and his successors and assigns  
P.O. Box 577  
Iraan, Texas 79744

Lender: Brave National Bank  
P.O. Box 577  
Iraan, Texas 79744

Recorded: On July 31, 2023 in the Official Public Records of Ector County,  
Texas as Document No. 2023-00012960

Secures: Real Estate Lien Note dated July 26, 2023 (the "Note") in the original principal amount of \$4,545,827.55, executed by Momentum Auto Group, LLC ("Momentum") and payable to the order of Brave National Bank (the "Bank"), and all renewals, extensions and modification of the same.

Modifications  
/Renewals: As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed and/or extended.



Property: Lots 18 and 19, Block 1; Lot 7, Block 3; and Lot 2, Block 5, Gardendale Terrace, 3<sup>rd</sup> Filing, a Subdivision of Ector County, Texas, according to the map or plat of record in Cabinet C, Page 59-C&D, Plat Records, Ector County, Texas.

Guaranty: The Note is guaranteed by a separate Guaranty Agreement dated July 26, 2023, executed by Tejas Builders, LLC, in favor of the Bank

Substitute Trustees:

Jim Schober (Tex. Bar No. 24004907)  
Teresa Ruiz Schober (Tex. Bar No. 24005353)  
SCHOBER & SCHOBER, PC  
1611 Nucces Street  
Austin, Texas 78701  
(512) 474-7678

and

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

and

Jimmy Peacock (Tex. Bar No. 15678600)  
Miranda Crow (Tex. Bar No. 24108850)  
Garrett Elliott (Tex. Bar No. 24137375)  
Atkins, Hollmann, Jones, Peacock & Lewis  
3800 E. 42<sup>nd</sup> Street, Suite 500  
Odessa, TX 79762  
(432) 331-1600

Foreclosure Sale:

**Date:** Tuesday, March 4, 2025

**Time:** The sale of the Property will take place between ten o'clock AM (local time) and four o'clock PM (local time) and beginning not earlier than 10:00 A.M (local time) or not later than three hours thereafter.

**Place:** The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Ector County Courthouse, 300 N. Grant Avenue, Odessa, Texas 79761, as designated by the Commissioner's Court of said county pursuant to Section 51.002 of the Texas Property Code, as amended; if no area is designated by the Commissioner's Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

**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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

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

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.



Pursuant to the Deed of Trust, the beneficiary has the right to direct the trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property. The sale is a foreclosure sale pursuant to Section 51.002, Texas Property Code, and the power of sale granted by the Deed of Trust executed by Grantor. The Deed of Trust secures the payment of the Indebtedness to Brave National Bank, which is the original and current owner and holder of the Indebtedness and the beneficiary under said Deed of Trust.

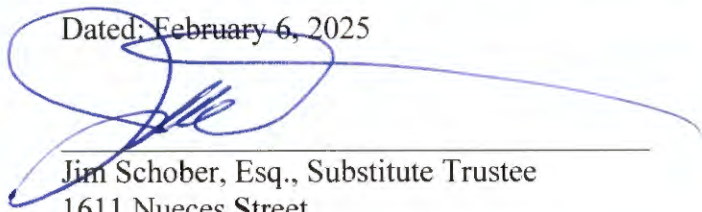
Questions concerning the sale may be directed to the Substitute Trustee and counsel for the beneficiary, Jim Schober, whose address is 1611 Nueces Street, Austin, Texas 78701, phone number (512) 474-7678, and email address: [jim@schoberlegal.com](mailto:jim@schoberlegal.com).

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, 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 Substitute Trustee.

**IF NOT PREVIOUSLY APPOINTED, THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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 MORTGAGEE SERVICER.**

Dated: February 6, 2025

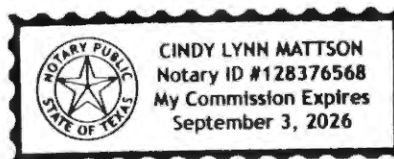


\_\_\_\_\_  
Jim Schober, Esq., Substitute Trustee  
1611 Nueces Street  
Austin, Texas 78701  
Email address: [jim@schoberlegal.com](mailto:jim@schoberlegal.com)  
(512) 474-7678 (phone)  
(512) 498-1333 (fax)

State of Texas     )  
County of Travis    )

This instrument was acknowledged before me on February 6, 2025, by Jim Schober, Substitute Trustee, in such capacity.

Cindy Lynn Mattson  
Signature of Officer



Cindy Lynn Mattson  
Notary's typed or printed name

FILED THIS 7<sup>th</sup> DAY OF  
February, 20 25  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Jennifer Martin DEPUTY

*Handwritten initials*