NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 7/27/2017	Grantor(s)/Mortgagor(s): SEFERINO GONZALES, A SINGLE MAN			
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.			
Recorded in: Volume: N/A	Property County: ECTOR			
Page: N/A Instrument No: 2017-00011363	ECTOR			
Mortgage Servicer:	Mortgage Servicer's Address:			
Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee	1 Home Campus, MAC 2301-04C,			
under a servicing agreement with the Current Beneficiary/Mortgagee.	West Des Moines, IA 50328			
Date of Sale: 10/7/2025	Earliest Time Sale Will Begin: 12pm			
Place of Sale of Property: Ector County Counthouse, 300 N. Grant, Odessa, TX 79761 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51,002 OF THE TEXAS PROPERTY CODE.				

Legal Description: LOT 1, BLOCK 32, REPLAT OF THE WEST 345 FEET OF LOT 7 AND LOTS 8 THRU 12, BLOCK 23, WESTRIDGE SUBDIVISION, SECOND FILING, A SUBDIVISION OF ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET A, PAGE 2-B, PLAT RECOREDS, ECTOR COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51,0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, 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, Cole Potton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for eash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 7/10/2025

Thuy Frazier, Attorney McCarthy & Holthus, LLP 1255 West 15th Street, Suite 1060 Plano, TX 75075 Attorneys for Wells Fargo Bank, N.A.

Printed Name

Substitute Teastee c/o Auction.com

1255 West 15th Street, Suite 1060

Plano, TX 75075

https://sales.mccarthyholthus.com/

MH File Number: TX-25-111167-POS

Loan Type: FHA

JENNIFER MARTIN, COUNTY CLERK

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 6, BLOCK 21, CRESCENT PARK ADDITION, AN ADDITION TO THE CITY OF ODESSA. ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 3, PAGE 78, PLAT RECORDS, ECTOR COUNTY, TEXAS.
- Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 03/25/2022 and recorded in Document 2022-00006738 real property records of Ector County, Texas. Re-filed in Document 2022-00007697 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:

10/07/2025

Time:

10-00 AM

Place:

Ector County, Texas at the following location: THE FRONT DOOR OF THE ECTOR COUNTY COUNTHOUSE (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 eash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more purcels 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 DANIEL MORALES, provides that it secures the payment of the indebtedness in the original principal amount of \$137,788.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NewRez LLC d-b'a Shellpoint Mortgage Servicing is the current mortgage of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgage, whose address is NewRez LLC d-h'a Shellpoint Mortgage Servicing c/o SHELLPOINT MORTGAGE SERVICING, 17000 Kary Freeway. Suite 300, Houston, TX 77094 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: servicelinkauction.com/texas or (866) 539-4173

Certificate of Posting

I am LOSY VERMANUEL whose address is to AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230.
Houston, TX 77056. I declare under penalty of perjury that on The Y 15 12025 I filed this Notice of Foreclasure 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.

Posted By: Toly Fernandy

FILED THIS STA DAY OF ______, 20 _25_

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS
BY VOICE BCSS DEPUTY

25-000056-505-1 # 1412 E CRESCENT DR, ODESSA, TX 79761

Our Case No. 19-07080-FC-4

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS COUNTY OF ECTOR

Deed of Trust Date: September 28, 2018

Property address: 7012 PEROT RANCH ROAD ODESSA, TX 79765

Grantor(s)/Mortgagor(s): TERRY REGISTER AND BRITTANEY REGISTER

LEGAL DESCRIPTION: Lot 7, Block 22, of HOMESTEAD AT PARKS BELL RANCH, 2ND FILING, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat recorded in Cabinet B, Page 177 B&C, Plat Records of Ector County, Texas.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR
RIGHT START MORTGAGE, INC., ITS SUCCESSORS
AND ASSIGNS

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee: LAKEVIEW LOAN SERVICING, LLC

Property County: ECTOR

Recorded on: October 2, 2018 As Clerk's File No.: 2018-00016014 Mortgage Servicer:

LAKEVIEW LOAN SERVICING, LLC

Date of Sale: OCTOBER 7, 2025

Original Trustee: THE JACKSON LAW FIRM

Substitute Trustee:

Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, XOME Inc., Tejas Corporate Trustee LLC, Catherine Carroll, Kristina McCrary, Marinosci Law Group PC

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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGE 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 Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, XOME Inc., Tejas Corporate Trustee LLC, Catherine Carroll, Kristina McCrary, Marinosci Law Group PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, OCTOBER 7, 2025 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Ector County Courthouse, 300 N. Grant, Odessa, TX 79761 as designated by the Commissioners' Court, of said county pursuant to Section 51,002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted,

LAKEVIEW LOAN SERVICING, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the Unites 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, 7/15/25

MARINOSCIALAW ØROUP, P.C.

AMMY HOODA MAŇÁGING ATTORNEY

THE STATE OF TEXAS

COUNTY OF DALLAS

the undersigned officer, on this, the | 5 day of

2025, personally

appeared SAMMY HOODA, a 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)

ADAM MURPHY Notary ID #126481378 My Commission Expires October 19, 2028

Notary Public for the State of

Printed Name and Notary Public

My Commission Expires: 10-19 28

LAKEVIEW LOAN SERVICING, LLC Grantor:

3637 SENTARA WAY

SUITE 303

VIRGINIA BEACH, VA 23452 Our File No. 19-07080

Return to:

MARINOSCI LAW GROUP, P.C. MARINOSCI & BAXTER

16415 Addison Road, Suite 725

Addison, TX 75001 D THIS

JENNIFER MARTIN, COUNTY CLERK

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: October 07, 2025

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

WEST ENTRANCE OF THE ECTOR COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY Place:

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 December 26, 2019 and recorded in Document CLERK'S FILE NO. 2019- 24429; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2021-20308 real property records of ECTOR County, Texas, with ROGELIO A MUNIZ JR AND SUSANA Y MUNIZ 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 ROGELIO A MUNIZ JR AND SUSANA Y MUNIZ HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$315,933.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK 999 N.W. GRAND BLVD STE 110 OKLAHOMA CITY, OK 73118-6077



00000010542843

425 W APPLE ST ODESSA, TX 79766

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

Il Slo	
Israel Saucedo AMBER PORRAZ	
Certificate of Posting	
My name is Anger County Clerk and caused to be posted at the ECTOR County courthouse this notice of sale.	
Anner popular	
Declarants Name: Ausca Baraz	

425 W APPLE ST ODESSA, TX 79766

00000010542843

ECTOR

EXHIBIT WAD

FIELD NOTES OF A 2.35 ACRE TRACT OF LAND OUT OF LOT I, BLOCK 2, GAGE ACRES, SECTION 5, A SUBDIVISION IN SECTION 5, BLOCK 42, T-4-S, T. & P. RY. CO. SURVEY, ECTOR COUNTY, TEXAS.

BEGINNING AT A 120D NAIL FOUND AT A POINT OF CUTBACK IN THE SOUTH BOUNDARY LINE OF WEST APPLE STREET FOR THE MOST NORTHERLY NORTHEAST CORNER OF LOT L, BLOCK 2, GAGE ACRES, SECTION 5, ACCORDING TO THE PLAT OF RECORD IN CABINET A, PAGE 28-A, ECTOR COUNTY PLAT RECORDS, FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT:

THENCE S. 58DEG 27' 22" E. 28.3' ALONG SAID CUTBACK TO A 120D NAIL FOUND IN THE WEST BOUNDARY LINE OF SOUTH WINDMILL A VENUE FOR THE MOST EASTERLY NORTHEAST CORNER OF LOT 1 AND THIS TRACT;

THENCE S. 13DEG 29' 43" E. ALONG THE WEST BOUNDARY LINE OF SOUTH WINDMILL AVENUE AND EAST BOUNDARY LINE OF LOT L. 307.46' TO A 1/2 IRON ROD WITH CAP FOUND FOR THE SOUTHEAST CORNER OF LOT I AND THIS TRACT:

THENCE S. 76DEG 30' 17" W ALONG THE SOUTH BOUNDARY LINE OF LOT 1, 312.5' TO A MAG NAIL FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 13DEG 29' 43" W. 327.88' TO A 1/2" IRON ROD FOUND IN THE SOUTH BOUNDARY LINE OF WEST APPLE STREET AND NORTH BOUNDARY LINE OF LOT 1 FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N. 76DEG 35' 00" E. ALONG THE SOUTH BOUNDARY LINE OF WEST APPLE STREET AND NORTH BOUNDARY LINE OF LOT 1, 292.5' TO THE PLACE OF BEGINNING AND CONTAINING 2.35 ACRES OF LAND.

FILED THIS 25th DAY OF

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

YOUNGICE BASS DEPUTY

11468 W ROLLING HILLS RD ODESSA, TX 79764

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: October 07, 2025

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

Place: WEST ENTRANCE OF THE ECTOR COUNTY COURTHOUSE OR AS DESIGNATED BY THE

COUNTY COMMISSIONERS or as designated by the county commissioners.

- 2. Terms of Sale. Cash.
- 3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 28, 2019 and recorded in Document INSTRUMENT NO. 2019-00009038; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 2023-00019677 real property records of ECTOR County, Texas, with JOAQUIN MARQUEZ 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 JOAQUIN MARQUEZ A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$162,011.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING 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. NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING 60I OFFICE CENTER DRIVE SUITE 100 FORT WASHINGTON, PA 19034

11468 W.ROLLING HILLS RD ODESSA, TX, 79764

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

Israel Saucedo AMBER 701102

Certificate of Posting

Му	name	is	AM	Bed	PORT	21/2	-				_, and	my	address	is	c/o	4004	Belt	Line	Road,	Suite
100,	Addis	on,	Texas	75001	-4320.	I	declare	under	penalty	of	perjury	that	on	7	31-2	<u>z</u>		I	filed	at the
offic	e of the	EC	TOR C	ounty (lerk and	d car	used to b	e poste	d at the E	CTC	OR Coun	ty cou	irthouse 1	his n	otice	of sale.				
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Date	::	7.	- 3/- 7:	2																

11468 W ROLLING HILLS RD ODESSA, TX 79764

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ECTOR



LOT 13-14, BLOCK 34, CHAPARRAL ESTATES, 8TH FILING, A SUBDIVISION OF ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 21, PAGE 22, PLAT RECORDS, ECTOR COUNTY, TEXAS.

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY July 100000010450047

7604 COPPER MOON ROAD ODESSA, TX 79765

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: Octob

October 07, 2025

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

Place: WEST ENTRANCE OF THE ECTOR COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY

COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

- 3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 30, 2022 and recorded in Document INSTRUMENT NO. 2022-00023777 real property records of ECTOR County, Texas, with TAYLER JAY HARGIS AND LISSETTE A MENDEZ HARGIS, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.
- 4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TAYLER JAY HARGIS AND LISSETTE A MENDEZ HARGIS, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$276,042.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.
- 5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.
- 6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

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

Il So

Israel Saucedo

Certificate of Posting

My name is	, a	ınd my	address	is	c/o	4004	Belt	Line	Road,	Suite	: 100
Addison, Texas 75001-4320. I declare under penalty of penalty	erjury	that or	l					I	filed a	nt the	offic
of the ECTOR County Clerk and caused to be posted at the ECTOR	R County	y courth	ouse this	noti	ce of	sale.					
	-										
Declarants Name:	_										
Date:											

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EXHIBIT "A"

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

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY JULY TULY

000000010260776

1401 NABORS LANE ODESSA, TX 79761

NOTICE OF ISUBSTITUTE 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: October 07, 2025

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

Place: WEST ENTRANCE OF THE ECTOR COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY

COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

- 3. Instrument to he 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

NTSS00000010260776

Page 1 of 3

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1401 NABORS LANE CO CONTROL OF THE C

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

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Declarants Name	e: Amber						

Date: And Piorez

1401 NABORS LANE ODESSA, TX 79761

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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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Page 3 of 3

FILED THIS / DAY OF

JENNIFER MARTIN, COUNTY CLERK

ECTOP COUNTY TEXAS

25TX267-0404 6948 CHAROLAIS ROAD, ODESSA, TX 79765

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

LOT 6, BLOCK 43, OF HOMESTEAD AT PARKS BELL RANCH, 4TH FILING-PHASE 2, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET C, PAGE 84-A & B, PLAT RECORDS OF ECTOR COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated March 31, 2022 and recorded on April 6, 2022 as Instrument Number 2022-00007380 in the real property records of ECTOR County, Texas, which contains a power of sale.

Sale Information:

October 07, 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 GRADY JOE BUSH secures the repayment of a Note dated March 31, 2022 in the amount of \$297,511.00. CARRINGTON MORTGAGE SERVICES, LLC, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage 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.

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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, 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.

Miller, George & Suggs, PLLC

Partul

Tracey Midkiff, Attorney at Law Jonathan Andring, Attorney at Law Rachel Son, 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, Dustin George c/o Miller, George & Suggs, PLLC 6080 Tennyson Parkway, Suite 100

Certificate of Posting

declare under penalty of perjury that on the

filed and posted this Notice of Foreclosure Sale in accordance with the

County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Plano, TX 75024

Substitute Trace(s): Charles Cree. I va Brand, Angie Cichary Zwhris. Con ed Wallace, Shava Schille, Koshon Sanders. Madder Elarvan, An in Liton, Bother Substitution, Per Comen, Soir Vivil Dasma Frank Zone. Nail, Ziec Frank Ziec Banker Vivil Ziec Banker Ziec Banker

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NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated March 02, 2022 and recorded under Clerk's File No. 2022-00004787, in the real property records of Ector County Texas, with Vada Pendergrass, an unmarried person, as sole ownership as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Vada Pendergrass, an unmarried person, as sole ownership securing payment of the indebtedness in the original principal amount of \$124,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Vada Pendergrass. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

Legal Description:

LOT 10, BLOCK 6, HILLSIDE ADDITION, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 3, PAGE 94, PLAT RECORDS, ECTOR COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 10/07/2025 Earliest Time Sale Will Begin: 12:00 PM

Location of Sale: The place of the sale shall be: Ector County Courthouse, Texas at the following location: At the front door of the Ector County Courthouse (West Entrance), or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.



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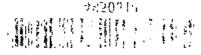
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The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE 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, Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

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

Executed on 08/13/2025.

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

Posted and filed by:

Printed Name:

C&M No. 44-25-02730

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY MARTIN DEPUTY

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The address for the Substitute Lostice for purposes of Section \$12.075(e) of the Losas Presents Code for Code is as Moody T.C.

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Print d Name:

7 & N & A & 14-25-02730

JENNIFET MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: August 14, 2025

DEED OF TRUST

Date: May 12, 2023

Grantor: Yoan Miguel Santisteban Original Trustee: David Pyke

Substitute Trustee: Maguire Emswiler

Original Beneficiary: L. A. M. Property Management, LLC

Current Beneficiary: Pierce Liberty Fund, LLC

County Where Property is Located: Ector County, Texas

Recorded in: Document No. 2023-00011632 of the Official Public Records of Ector County,

Texas.

Property:

Being Lot 16, Block 4 out of Kidd Heights, Ector County, Texas, according to the map or plat thereof recorded in Cabinet C, Page 150-C, Ector County Plat Records.

NOTE SECURED BY DEED OF TRUST

Date: May 12, 2023 Amount: \$33,000.00

Maker: Yoan Miguel Santisteban

Original Payee: L. A. M. Property Management, LLC

Current Payee & Holder of Note: Pierce Liberty Fund, LLC

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 3311 55th Street, Lubbock, TX 79413

DATE OF SALE OF PROPERTY: Tuesday, October 7, 2025, between 10:00 A.M., or within three (3) hours thereafter.

PLACE OF SALE OF PROPERTY: The sale will occur at the location designated by the Ector County Commissioners Court in accordance with Section 51.002 (a) of the Texas Property Code. The current designated location is the West Entrance of the Ector County Courthouse which is located at 300 N Grant Street, Odessa, TX 79760.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property described in said Deed of Trust by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

NOTICE TO MEMBERS OF THE ARMED FORCES OF THE UNITED STATES

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.

ECTOR COUNTY TEXAS

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Substitute Trustee

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FILED THIS 197 DAY OF

JUNE 197 DAY OF

JENNIFER MARTIN, COUNTY CLERK

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ECTOR COUNTY, TEXAS

BY Shall from DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE SALE

<u> </u>	
Deed of Trust Date:	Grantor(s)/Mortgagor(s):
4/16/2024	CCB ELITE PROPERTY SERVICES AND CAMERON
	BARANEK
Original Beneficiary/Mortgagee:	Current Beneficiary/Mortgagee:
BPL MORTGAGE, LLC	Metropolitan Life Insurance Company
Recorded in:	Property County:
Volume: N/A	ECTOR
Page: N/A	
Instrument No: 2024-00006751	
Mortgage Servicer:	Mortgage Servicer's Address:
Fay Servicing, LLC is representing the Current Beneficiary/Mortgagee	1601 LBJ Freeway,
under a servicing agreement with the Current Beneficiary/Mortgagee.	Farmers Branch, TX 75234
Date of Sale: 10/7/2025	Earliest Time Sale Will Begin: 10am
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 DESIG	NATED BY THE COMMISSIONER'S COURT, PURSUANT TO
SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 7, BLOCK 20, REPLAT OF SCHARBAUER PLACE, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY TEXAS. ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 3, PAGE 378, DEED RECORDS, ECTOR COUNTY. TEXAS.

In accordance with Tex. Prop. Code §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE \$51,002 and \$51,009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 8/20/2025

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

Dated

Printed Name:

Substitute Trustee c/o Tejas Trustee

1255 West 15th Street, Suite 1060 Plano, TX 75075

https://sales.mccarthyholthus.com/

MH File Number: TX-25-109137-POS Loan Type: Business Purpose Loan

JENNIFËR MARTIN, COUNTY CLERK

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NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date:

Grantor(s): TYLER W. RIDDLE AND WIFE, MAGAN S. SCOTT

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS Original Mortgagee:

NOMINEE FOR FIRSTCAPITAL BANK OF TEXAS, N.A., ITS SUCCESSORS AND

Original Principal: \$88,369.00

Recording Information: Instrument 2012-00011792

Property County:

(See Attached Exhibit "A") Property:

4315 DURANGO AVENUE, ODESSA, TX 79762-5759 Reported Address:

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Mortgage Servicer:

U.S. Bank National Association U.S. Bank National Association U.S. Bank National Association

Current Beneficiary:

2800 Tamarack Rd, Owensboro, KY 42301

Mortgage Servicer Address:

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of October, 2025 Time of Sale: 12:00 PM or within three hours thereafter.

AT THE FRONT DOOR OF THE ECTOR COUNTY COURTHOUSE (WEST Place of Sale:

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 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, Zano Nail, Zia Nail, Zoey Fernandez, Auction.com, LLC, 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.

Charles Green, Lisa Bruno, Angie Uselton, Patrick Zwiers, Conrad Wallace, Shawn Schiller, Joshua Sanders, Matthew Hansen, Aleena Litton, Bobby Fletcher, Dann Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Auction.com, LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for eash 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.

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.

> Original Filed for Record this 4 day of MGWG. 20 25 at II 200'clock _ JENNIFER MARTIN Ector County, Texas County Clerk

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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): 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, Auction.com, LLC, 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 / 1 / 1 / 2 whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 2 / 2 I filed and / or recorded this Notice of Foreelosure 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.

Exhibit "A"

LOT 20, BLOCK 9, LYNDALE ADDITION, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 4, PAGE 16, PLAT RECORDS, ECTOR COUNTY, TEXAS.

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

9636-1462 2147047047 PG2 POSTPKG

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated April 25, 2020 and recorded under Clerk's File No. 7730, in the real property records of Ector County Texas, with Jenola Johnson Flowers as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Financial Network, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jenola Johnson Flowers securing payment of the indebtedness in the original principal amount of \$181,800.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Jenola Johnson Flowers. SELENE FINANCE, LP is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgagee 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. Selene Finance is acting as the Mortgage Servicer for the Mortgagee. Selene Finance, is representing the Mortgagee, whose address is: 3501 Olympus Blvd. 5th Fl. Ste. 500, Dallas, TX 75019.

Legal Description:

LOT NINE (9), BLOCK ELEVEN (11), REPLAT OF STONE GATE, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET A, PAGE 169D, 170A, AND 170B, PLAT RECORDS, ECTOR COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 10/07/2025

Earliest Time Sale Will Begin: 12:00 PM

Location of Sale: The place of the sale shall be: Ector County Courthouse, Texas at the following location: At the front door of the Ector County Courthouse (West Entrance), or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

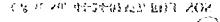
TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.



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The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE 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, Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

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

Executed on August 18, 2025.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law Codilis & Moody, P.C. 20405 State Highway 249, Suite 170 Houston, TX 77070 (281) 925-5200

Posted and filed by:

Printed Name:

C&M No. 44-24-01377

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THE INSTRUMENT APPOINS THE SUBSTITUTE PRESTRICT DESCRIPTION OF SHE SHOW AT DESCRIPTOR OF THIS NOTICE OF ALL THE PERSON SIGNIFICATION POTTER IS THE ATTEMNEY OR AUTHORIZED ACTIVE OF THE DORTHOGE OR MURICIACA STRUCTE.

WHEREAS, in my capacing as amorney for the Mornessee, and a live Narapoge Services, and pursuan to Sectice \$1,0070 of the Texas Property Code, & MARLING AFFORD AND DENIGRATE Charles careet, Loss Brunes, angle Usek the Buttlek Ewider. Commed Walbree, Shart a Schiller, Joshen Sinders, Mardiew Hansen, Meena Latton. Rabin Fletcher. Oping Dennen, Shelley Guil, Donard Chair Zane Nail, Zoes Fernandez, Shelley Coll. Donard Tront. Time Kall. Zoes Fernander, Zia Nail, Thomas Petanes, Denya Caladaey, Saron Dennen, Collidae Moody, P.C., or Aurrien.com, as Substitute Transec.

The address for the Substitute Trustee for proposes of section \$1.0035(c) at the Cesus Propert. Code is circlarly & Moody, P.c.,
20405 \times at Highway 229, Suite (70)
House of TX 7707 (

Executed on Apprix 18, 2025.

S. N. [1] Anothi, SBO F. No. 24, 11905, Auto acy at Low Codfile & Moody, P.C. 2040 i State Highery v 249, Suite 170 Hous, at, LX 77070 1231) 925-5200

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C& 1/30 14-24-01377

Original Filed for Record this 11 day of Auch 20 12 at o'clock M.

JENNIFER MARTIN

County Clerk, Ector County, Yexas

By Indian

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)

Deed of Trust Date: December 29, 2023	Original Mortgagor/Grantor: ARTURO ZAMARRIPA JR
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,("MERS") AS BENEFICIARY, AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2024-00000118	Property County: ECTOR
Mortgage Servicer: LoanCare, LLC	Mortgage Servicer's Address: 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 \$293,303.00, executed by ARTURO ZAMARRIPA JR and payable to the order of Lender.

Property Address/Mailing Address: 7707 YELLOW JACKET ROAD, ODESSA, TX 79765

Legal Description of Property to be Sold: LOT 7, BLOCK 69, OF HOMESTEAD AT PARKS BELL RANCH, 5TH FILING-PHASE 1, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET C, PAGE 135-C & D, PLAT RECORDS OF ECTOR COUNTY, TEXAS.

APN#: 14632.09057.00000.

Date of Sale: October 7th, 2025	Earliest time Sale will begin: 10:00am

Place of sale of Property: 300 NORTH GRANT AVENUE, ODESSA, TX 797610R 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 Xome Inc. whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 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.



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, Xome Inc. whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 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 Xome Inc. whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 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 Mortgager, the Mortgagee, or the Mortgagee's attorney.

SUBSTITUTE TRUSTEE

Xome Inc. 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 OF DAY OF

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BYSHANOUS COUNTY

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STATE OF TEXAS

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COUNTY OF ECTOR

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Property:

Lot 21, Block 1, HAPPY FIELDS, a Subdivision of Ector County, Texas, according

to the map or plat thereof of record in Cabinet C, Page 73-D, Plat Records, Ector

County, Texas (the "Property").

County:

Ector County, Texas

Note:

Date:

January 17, 2020

Original Principal Amount:

\$50,000.00

Borrower:

Mario and Adriana Valdez

Lender:

Dawn Fields, an individual

Maturity Date:

January 17, 2036

Deed of Trust:

Date:

January 17, 2020

Grantor:

Dale & Michele Crawford, a married couple

Lender/Mortgagee:

Dawn Fields, an individual

Recording Information:

Recorded in Ector County, Texas Real Property Records on January 22, 2020,

Instrument No. 2020-1189

Date of Sale: (first Tuesday of the Month):

October 7, 2025

Time of Sale:

10:00 a.m. - 3:00 p.m.

Place of Sale:

At the county courthouse of Ector

County, Texas at the place(s) designated by the Ector County Commissioners Court, pursuant to Tex. Property Code § 51.002(a).

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

NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE LENDER.

Appointment of Substitute Trustee: Dawn Fields, as Lender and holder of the Note and Deed of Trust, has appointed Kristen LaFreniere or Bryan Mackay as Substitute Trustees under the Deed of Trust for purposes of this sale. Dawn Fields has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note. The Substitute Trustee's address is: 4630 50th St., Suite 108, Lubbock, Texas 79414, (806) 786-9022.

Terms of Sale: Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. If the Lender for any reason postpones, withdraws, or reschedules the sale, the Trustee need not appear at the date, time, and place of the scheduled sale to announce such 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/or Texas Business and Commerce Code. Such reposting or refiling may be after the date originally scheduled for this sale. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

VANDER-PLAS LAFRENIERE, PLLC 4630 50th St., Suite 108 Lubbock, Texas 79414 Telephone: (806) 786-9022

By: /s/ Kristen LaFreniere
Kristen LaFreniere
kvp@vplflaw.com

FILED THIS 30 DAY OF SEPTEMBER , 20 25
JENNIFER MARTIN, COUNTY CLERK
FOTOR COUNTY, TEXAS

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STATE OF TEXAS

COUNTY OF ECTOR

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Property:

Lot 10, Block 1, HAPPY FIELDS, a Subdivision of Ector County, Texas, according

to the map or plat thereof of record in Cabinet C, Page 73-D, Plat Records, Ector

County, Texas (the "Property").

County:

Ector County, Texas

Note:

Date:

January 17, 2020

Original Principal Amount:

\$54,000.00

Borrower:

William Martinez and Shelly Martinez

Lender:

Dawn Fields, an individual

Maturity Date:

January 17, 2036

Deed of Trust:

Date:

January 17, 2020

Grantor:

William Martinez and Shelly Martinez

Lender/Mortgagee:

Dawn Fields, an individual

Recording Information:

Recorded in Ector County, Texas Real Property Records on April 27, 2021,

Document No. 2021 - 8711

Date of Sale: (first Tuesday of the Month):

October 7, 2025

Time of Sale:

10:00 a.m. – 3:00 p.m.

Place of Sale:

At the county courthouse of Ector

County, Texas at the place(s) designated by the Ector County Commissioners Court, pursuant to Tex. Property Code § 51.002(a).

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



NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE LENDER.

Appointment of Substitute Trustee: Dawn Fields, as Lender and holder of the Note and Deed of Trust, has appointed Kristen LaFreniere or Bryan Mackay as Substitute Trustees under the Deed of Trust for purposes of this sale. Dawn Fields has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note. The Substitute Trustee's address is: 4630 50th St., Suite 108, Lubbock, Texas 79414, (806) 786-9022.

Terms of Sale: Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. If the Lender for any reason postpones, withdraws, or reschedules the sale, the Trustee need not appear at the date, time, and place of the scheduled sale to announce such 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/or Texas Business and Commerce Code. Such reposting or refiling may be after the date originally scheduled for this sale. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

VANDER-PLAS LAFRENIERE, PLLC 4630 50th St., Suite 108 Lubbock, Texas 79414 Telephone: (806) 786-9022

By: /s/ Kristen LaFreniere
Kristen LaFreniere
kvp@vplflaw.com

JENNIFER MARTIN, COUNTY CLERK

EGTOR 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 8, BLOCK 12, KENWOOD ESTATES 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 44, PLAT RECORDS, ECTOR COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/26/2006 and recorded in Book 2024 Page 230 Document 00006737 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

10/07/2025

Time:

12:00 PM

Place:

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

the County Commissioners Court.

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

S. Obligations Secured. The Deed of Trust executed by STEVEN CERVANTEZ AND PAULA BEEGLE, provides that it secures the payment of the indebtedness in the original principal amount of \$92,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO HOME EQUITY ASSET-BACKED SECURITIES 2006-2 TRUST, HOME EQUITY ASSET-BACKED CERTIFICATES, SERIES 2006-2 is the current mortgages of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgages, whose address is HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO HOME EQUITY ASSET-BACKED SECURITIES 2006-2 TRUST, HOME EQUITY ASSET-BACKED CERTIFICATES, SERIES 2006-2 c/o SHELLPOINT MORTGAGE SERVICING, 17000 Knty Freeway, Suite 300, Houston, TX 77094 and 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 A GENT 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 Dalas. TX 75254

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

Certificate of Posting

I am _______ whose address is c/o AVF Tuto Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77036. I declare under penalty of perjury that on _______ I filed this Notice of Foreclosure Sale at the office of the Ector County Clerk and clused it to be posted at the location directed by the Ector County Commissioners Court.

FILED THIS 4th DAY OF September, 20 ZS

JENNIFER MARTIN, COUNTY CLERK

BY Wolfe Dass Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: September 4, 2025

DEED OF TRUST

Date: July 20, 2023

Grantor: Luis Balderama and Maria Corina Mendoza

Original Trustee: Branden Hunt

Original Beneficiary: Increase Capital 401K PSP Roth Account Current Beneficiary: Increase Capital 401K PSP Roth Account County Where Property is Located: Ector County, Texas

Recorded in: Document No. 2023-00012534 of the Official Public Records of Ector County, Texas.

Property:

Lot 8, Block 9, JUDKINS SUBDIVISION, a Subdivision of Ector County, Texas, according to the map or plat thereof of record in Volume 2, Page 121, Plat Records, Ector County, Texas. EXCEPT ALL oil, gas, and other minerals, in, on, or under said land as heretofore reserved by prior Grantors.

NOTE SECURED BY DEED OF TRUST

Date: July 19, 2023 **Amount:** \$94,000.00

Maker: Luis Balderama and Maria Corina Mendoza
Original Payee: Increase Capital 401K PSP Roth Account

Current Payee & Holder of Note: Increase Capital 401K PSP Roth Account

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 3311 55th Street, Lubbock, TX 79413

DATE OF SALE OF PROPERTY: Tuesday, October 7, 2025, between 10:00 A.M., or within three (3) hours thereafter.

PLACE OF SALE OF PROPERTY: The sale will occur at the location designated by the Ector County Commissioners Court in accordance with Section 51.002 (a) of the Texas Property Code. The current designated location is the West Entrance of the Ector County Courthouse which is located at 300 N Grant Street, Odessa, TX 79760.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property described in said Deed of Trust by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

NOTICE TO MEMBERS OF THE ARMED FORCES OF THE UNITED STATES

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.

Substitute Trustee

FILED THIS THE DAY OF

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

Our Case Number: 25-04953-FC

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 28, 2019, SERGIO ORTIZ, A MARRIED MAN AND NIDIA SORIANO, SIGNING PRO FORMA TO PERFECT LIEN ONLY, executed a Deed of Trust/Security Instrument conveying to MICHAEL BURNS, ATTORNEY AT LAW, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2019-00005262 in the DEED OF TRUST OR REAL PROPERTY 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 has requested to sell said property to satisfy said indebtedness;

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/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, OCTOBER 7, 2025 between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, I will sell said Real Estate at Ector County Courthouse, 300 N. Grant, Odessa, TX 79761 in ECTOR COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse 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.

Said Real Estate is described as follows: LOT 6, BLOCK 5, OLD COURSE ESTATES, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET B, PAGE 105-D AND PAGES 106-A, B, C AND D, PLAT RECORDS, ECTOR COUNTY, TEXAS.

Property Address: 1601 OLD COURSE ROAD, ODESSA, TX 79765

Mortgage Servicer: SERVICEMAC

Noteholder: AMERIHOME MORTGAGE COMPANY, LLC

9726 OLD BAILES RD., SUITE 200, FORT MILL, SC 29707

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

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 this

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, Catherine Carroll, Kristina McCrary, Marinosci

Law Group PC, Resolve Trustee Services, LLC

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS BY UN DEPUT

Marinosci Law Group, P.C. 16415 Addison Road, Suite 725 Addison, TX 75001 (972) 331-2300

Substitute Trustee Address:

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JENNIFER MEDT J. COUNTY CLERK

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-16719-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:

Time: The earliest time the sale will begin is 10:00 AM, or within three (3) hours after

that time.

10/7/2025

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 6, Block 10, Lawndale Addition, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat of record in Volume 8, Page 33, Plat Records, Ector County, Texas.

Commonly known as: 8715 DUBLIN AVE ODESSA, TX 79765

<u>Instrument to be Forcelosed</u> – The instrument to be foreclosed is the Deed of Trust dated 12/27/2018 and recorded in the office of the County Clerk of Ector County, Texas, recorded on 12/31/2018 under County Clerk's File No 2018-00020858, in Book – and Page – of the Real Property Records of Ector County, Texas.

Grantor(s): EDUARDO ARAUJO AND ABRIL A ARAUJO, HUSBAND AND

WIFE

Original Trustee: L. KELLER MACKIE

Substitute Trustee: Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate

Services, LLC, Shelley Nail, Zane Nail, Zia Nail, Zoey Fernandez, Donna Trout, Abstracts/Trustees of Texas, LLC, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Johnie Eads, Ed Henderson, Jeff Benton, Brian Hooper, Mike Jansta, Mike Hayward,

Jay Jacobs

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

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T.S. #: 2025-16719-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.

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

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

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$180,667.00, executed by EDUARDO ARAUJO AND ABRIL A ARAUJO, 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

<u>Default and Request to Act</u> - 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.

T.S. #: 2025-16719-TX

Dated:

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Shelley Nail, Zane Nail, Zia Nail, Zoey Fernandez, Donna Trout, Abstracts/Trustees of Texas, LLC, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Johnie Eads, Ed Henderson, Jeff Benton, Brian Hopper, Alike Lansta, Mike Hayward, Jay Jacobs

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

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY TEXAS

BY WWW DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-16995-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:

10/7/2025

Time:

The earliest time the sale will begin is 10:00 AM, or within three (3) hours after

that time.

Place:

Ector County Courthouse, Texas, at the following location: 300 North Grant Avenue, Odessa, TX 79761 THE FRONT DOOR OF THE ECTOR COUNTY

COURTHOUSE (WEST ENTRANCE)

Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51,002 of the

Texas Property Code.

<u>Property To Be Sold</u> - The property to be sold is described as follows:

LOT 80, BLOCK 31, NORTH PARK ADDITION, 18TH FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET B, PAGE 197-A, PLAT RECORDS, ECTOR COUNTY, TEXAS.

Commonly known as: 613 JUNIPER COURT ODESSA, TX 79765

<u>Instrument to be Foreclosed</u> – The instrument to be foreclosed is the Deed of Trust dated 4/23/2020 and recorded in the office of the County Clerk of Ector County, Texas, recorded on 7/13/2020 under County Clerk's File No 2020-12581, in Book — and Page — The subject Deed of Trust was modified by Loan Modification recorded as Instrument No. 2022-00008119 and recorded on 04/18/2022, of the Real Property Records of Ector County, Texas.

Grantor(s):

CARLOS E. MARTINEZ AND MARIA A. TREVIZO, HUSBAND

AND WIFE

Original Trustee:

Thomas E Black, Jr.

Substitute Trustee:

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Shelley Nail, Zane Nail, Zia Nail, Zoey Fernandez, Donna Trout, Abstracts/Trustees of Texas, LLC, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Johnie Eads, Ed Henderson, Jeff Benton, Brian Hooper, Mike Jansta, Mike Hayward.

Jay Jacobs

Original Mortgagee:

Mortgage Electronic Registration Systems, Inc., as Beneficiary, as

nominee for JFQ Lending, Inc., its successors and assigns

Current Mortgagee:

Freedom Mortgage Corporation

Mortgage Servicer:

Freedom Mortgage Corporation

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T.S. #: 2025-16995-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.

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

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

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$225,201.00, executed by CARLOS E. MARTINEZ AND MARIA A. TREVIZO, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for JFQ Lending, Inc., 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.

Ouestions 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

<u>Default and Request to Act</u> - 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.

T.S. #: 2025-16995-TX

Dated

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Shelley Nail, Zane Nail, Zia Nail, Zoey Fernandez, Donna Trout, Abstracts/Trustees of Texas, LLC, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Johnie Eads, Ed Henderson, Jeff Benton, Brian Hooper, Mike Jansta, Mike Hayward, Jansta

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

JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY WWW DEPUTY

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-16976-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:

10/7/2025

Time:

The earliest time the sale will begin is 10:00 AM, or within three (3) hours after

that time.

Place:

Ector County Courthouse, Texas, at the following location: 300 North Grant Avenue, Odessa, TX 79761 THE FRONT DOOR OF THE ECTOR COUNTY

COURTHOUSE (WEST ENTRANCE)

Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the

Texas Property Code.

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

Lot 17, Block 7, of YUKON RIDGE, 1ST FILING, PHASE 2, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof recorded in Cabinet C, Page 166-A,B,C and corrected in Cabinet C, Page 186-A,B,C, Plat Records of Ector County, Texas.

Commonly known as: 6408 LIAM STREET ODESSA, TX 79762

<u>Instrument to be Foreclosed</u> – The instrument to be foreclosed is the Deed of Trust dated 6/7/2024 and recorded in the office of the County Clerk of Ector County, Texas, recorded on 6/11/2024 under County Clerk's File No 2024-00009992, in Book – and Page – of the Real Property Records of Ector County, Texas.

Grantor(s):

SHANDRELL MASHAN RITCHIE AND DONALD ROBERT

RITCHIE, WIFE AND HUSBAND

Original Trustee:

ANGELA R HERNANDEZ

Substitute Trustee:

Nestor Solutions, LLC, Shelley Nail, Zane Nail, Zia Nail, Zoey Fernandez, Donna Trout, Jim Mills, Snsan Mills, Andrew Mills-Middlebrook, George Hawthorne, Johnie Eads, Ed Henderson, Jeff Benton, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC

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. #: 2025-16976-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.

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

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

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$342,205.00, executed by SHANDRELL MASHAN RITCHIE AND DONALD ROBERT RITCHIE, WIFE AND HUSBAND, 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:

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

<u>Default and Request to Act</u> - 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.

T.S. #: 2025 16976-TX

Dated: 🔑 –

Nestor Solutions, LLC, Shelley Nail, Zane Nail, Zia Nail, Zoey Fernandez, Donna Trout, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Johnie Eads, Ed Henderson, Jeff Benton, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Auction.com, LLC, Xome Inc., Tejas

Corporate Services, I/I

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

JENNIFER MARTIN, COUNTY CLERK

ECTOR, COUNTY, TEXAS

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JENNIFELY MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS 3Y VIN 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)

Deed of Trust Date: December 7, 2022	Original Mortgagor/Grantor: ARYEL MARIE GRANADO AND EMMANUEL RAY RIOS
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS BENEFICIARY AS NOMINEE FOR NATIONS LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS ., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NATIONS LENDING CORPORATION
Recorded in: Volume: N/A Page: N/A Instrument No: 2022-00023870	Property County: ECTOR
Mortgage Servicer: LOANCARE LLC	Mortgage Servicer's Address: 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 \$191,468.00, executed by ARYEL GRANADO; EMMANUEL RIOS and payable to the order of Lender.

Property Address/Mailing Address: 4901 WINCHESTER AVE, ODESSA, TX 79762

Legal Description of Property to be Sold: LOT 28, BLOCK 42, FLEETWOOD ADDITION, 3RD FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, AS SHOWN BY THE PLAT THEREOF OF RECORD IN VOLUME 8, PAGE 20, PLAT RECORDS OF ECTOR COUNTY, TEXAS.

Date of Sale: October 7, 2025	Earliest time Sale will begin: 12:00 pm
· · · · · · · · · · · · · · · · · · ·	

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, NATIONS LENDING CORPORATION, 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





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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 NATIONS LENDING CORPORATION 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 AAuction.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, Georgia 30004 PH: (470)321-7112

JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS

ECTOR COUNTY, LEXAS

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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KNOW ALL PERSONS BY THESE PRESENTS

S COUNTY OF ECTOR

Pursuant to authority conferred upon me by that Commercial Deed of Trust and Security Agreement, dated march 30, 2018, executed by McKee Properties, LLC, whose mailing address is 8124 Sprague Road, Odessa, TX 79764, as Grantor, to Basin Abstract & Title, as Trustee, and duly recorded on April 5, 2018, as Document No. 2018-00005185 in the Official Records of Ector County, Texas (the "Deed of Trust"), the Assignment of Leases and Rents dated March 30, 2018, duly recorded on April 5, 2018, as Document No. 2018-00005186 in the Official Records of Ector County, Texas, and the additional Security Agreement dated March 30, 2018, I, the undersigned duly appointed Substitute Trustee under said Deed of Trust or another such duly appointed Substitute Trustee or Successor Substitute Trustee under said Deed of Trust, having an address of 8101 Boat Club Road, Suite 320, Fort Worth, Texas 76179, will, in order to satisfy the indebtedness secured thereby and at the request of Newtek Small Business Finance, LLC, the owner and holder of said indebtedness, and whose mailing address is 1981 Marcus Avenue, Suite 130, Lake Success, New York 11042, default having been made in the payment of said indebtedness and default having been made under the covenants set out in the said Deed of Trust, sell on Tuesday, October 7, 2025, to the highest bidder for cash in the area designated by the Commissioners Court of Ector County, Texas, pursuant to § 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted), at a time not earlier than 10:00 AM and within three hours after that time, the following described property, to-wit:

The real property located at 8124 Sprague Road, Odessa, TX 79764, as more particularly described in Exhibit A attached hereto and made a part hereof by reference for all purposes. including without limitation all buildings, structures, fixtures, personal property, and improvements thereon, and any and all equipment, apparatus, fixtures, inventory and all other property, belonging to the Grantor and, used or situated on the real property described in Exhibit A or the improvements thereon, including, but not limited to, all heating, lighting, refrigeration, plumbing, ventilating, incinerating, water-heating, cooking, dish washing, radio, communication, electrical and air-conditioning equipment, together with all appliances, generators, engines and machinery, elevators, pumps, motors, compressors, boilers, condensing units, disposals, range hoods, furniture, furnishings, sprinklers, wiring, pipe, doors, windows, window screens, draperies, awnings, shelving, mantels, cabinets, paneling, wall coverings and floor coverings, and such other goods and chattels and personal property as are ever used or furnished in operating a building or buildings or in conducting any activity therein, upon the real property herein described, and all renewals, replacements and substitutions thereof and additions and accessions thereto, whether or not the same are or shall be attached to the realty in any manner, together with all building materials and equipment delivered to such premises and intended to be installed thereon, together with all the rights, hereditament and appurtenances in anywise appertaining or belonging thereto.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE HOLDER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE

TRUSTEE(S) MAKE(S) ANY REPRESENTATIONS OR WARRANTIES WITH THE RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

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 holder immediately.

EXECUTED August 26

,2025

Substitute Trustee

David Garvin

WHEN RECORDED RETURN TO:

Grable Martin PLLC Attn: Eric Zukoski

ezukoski@grablemartin.com

GM File No. 25-0128

EXHIBIT A

Legal Description

Lot 1, Block 2, Airway Acres, a Subdivision of Ector County, Texas, according to the map or plat of records in Volume 3, Page 91, Plat Records of Ector County, Texas (8124 Sprague Road, Odessa, Texas)

JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY DEPUTY

NOTICE OF TRUSTEE'S SALE

DATE:

September 10, 2025

PROMISSORY NOTE:

Promissory Note described as:

Date:

July 14, 2020

Maker:

Renewal Realty, LLC, - Series A, a Texas limited liability

company

Payee:

UNIFY Financial Federal Credit Union, a federally chartered

credit union

Principal Amount:

\$1,449,500.00

DEED OF TRUST:

Deed of Trust, Assignment of Leases and Rents, Fixture Filing,

and Security Agreement described as:

Date:

July 14, 2020

Grantor:

Renewal Realty, LLC, - Series A, a Texas limited liability

company

Trustee:

Old Republic National Title Insurance Company

Beneficiary:

UNIFY Financial Federal Credit Union, a federally chartered

credit union

Recording Information:

Recorded in/under Instrument #13268, In the Official

Public Records of Ector County, Texas.

PROPERTY: Lots 3 thru 6, Block 7, GRAND VIEW, a subdivision of 36 acres out of the Southwest part of the Southeast Quarter of Section 23, T&P Block 42, T2S, Ector County, Texas, according to the map, plat and/or dedication deed there of recorded in Volume 2, Page 187, Deed Records of Ector County, Texas.

SUBSTITUTE TRUSTEE:

Michael Hicks

Mullin Hoard & Brown LLP 1500 Broadway, Suite 700 Lubbock, Texas 79401

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY: October 7, 2025, 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, 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 and in the performance of the obligations of the Deed of Trust. Because of such default, Beneficiary, the owner and holder of the Promissory Note and the Deed of Trust, has requested the Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

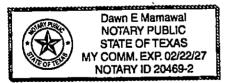
Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, the Substitute Trustee or such other trustee as Beneficiary may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance 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.

Michael D. Hicks, Substitute Trustee

ACKNOWLEDGMENT

STATE OF TEXAS)
COUNTY OF LUBBOCK)

This instrument was acknowledged before me on September 10, 2025, by Michael D. Hicks, Substitute Trustee.



Notary Public, State of Texas

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY I where Tunio EPUT

Notice of Trustee's Sale - Page 2

47

NOTICE OF TRUSTEE'S SALE

DATE:

September 10, 2025

PROMISSORY NOTE:

Promissory Note described as:

Date:

July 14, 2020

Maker:

Renewal Realty, LLC, - Series B, a Texas limited liability

company .

Payee:

UNIFY Financial Federal Credit Union, a federally chartered

credit union

Principal Amount:

\$1,358,500.00

DEED OF TRUST:

Deed of Trust, Assignment of Leases and Rents, Fixture Filing,

and Security Agreement described as:

Date:

July 14, 2020

Grantor:

Renewal Realty, LLC, - Series B, a Texas limited liability

company

Trustee:

Old Republic National Title Insurance Company

Beneficiary:

UNIFY Financial Federal Credit Union, a federally chartered

credit union

Recording Information:

Recorded in/under Instrument #13270, In the Official

Public Records of Ector County, Texas.

PROPERTY: Lots 25, Block 2, GRANDVIEW, a replat of Lots 1, 2, 3, and the West 7 feet of Lot 4, Block 2, according to the map, plat and/or dedication deed thereof recorded in Cabinet A, Page 91-A, Deed Records of Ector County, Texas.

SUBSTITUTE TRUSTEE:

Michael Hicks

Mullin Hoard & Brown LLP 1500 Broadway, Suite 700 Lubbock, Texas 79401

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY: October 7, 2025, 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, 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 and in the performance of the obligations of the Deed of Trust. Because of such default, Beneficiary, the owner and holder of the Promissory Note and the Deed of Trust, has requested the Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

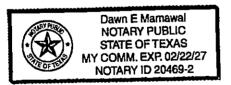
Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, the Substitute Trustee or such other trustee as Beneficiary may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance 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.

Michael D. Hicks, Substitute Trustee

ACKNOWLEDGMENT

STATE OF TEXAS)
COUNTY OF LUBBOCK)

This instrument was acknowledged before me on September 10, 2025, by Michael D. Hicks, Substitute Trustee.



Notary Public, State of Texas

September , 20 25

JENNIFER MARTIN, COUNTY CLER

ECTOR COUNTY, TEXAS

Notice of Trustee's Sale - Page 2

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NOTICE OF TRUSTEE'S SALE

DATE:

September 10, 2025

PROMISSORY NOTE:

Promissory Note described as:

Date:

July 14, 2020

Maker:

Renewal Realty, LLC, - Series C, a Texas limited liability

company

Payee:

UNIFY Financial Federal Credit Union, a federally chartered

credit union

Principal Amount:

\$1,293,500.00

DEED OF TRUST:

Deed of Trust, Assignment of Leases and Rents, Fixture Filing.

and Security Agreement described as:

Date:

July 14, 2020

Grantor:

Renewal Realty, LLC, - Series C, a Texas limited liability

company

Trustee:

Old Republic National Title Insurance Company

Beneficiary:

UNIFY Financial Federal Credit Union, a federally chartered

credit union

Recording Information:

Recorded in/under Instrument #13271, In the Official

Public Records of Ector County, Texas.

PROPERTY: Lots 5, 6 and 7, Block 2, GRANDVIEW, a Subdivision of 36 acres out of the Southwest part of the Southeast Quarter of Section 23, T&P, Block 42, T2S, Ector County, Texas, according to the map, plat and/or dedication deed thereof recorded in Volume 2, Page 187, Deed Records of Ector County, Texas.

SUBSTITUTE TRUSTEE:

روسا

Michael Hicks

Mullin Hoard & Brown LLP 1500 Broadway, Suite 700 Lubbock, Texas 79401

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY: October 7, 2025, 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, 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 and in the performance of the obligations of the Deed of Trust. Because of such default, Beneficiary, the owner and holder of the Promissory Note and the Deed of Trust, has requested the Substitute Trustee to 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.

Michael D. Hicks, Substitute Trustee

ACKNOWLEDGMENT

STATE OF TEXAS)

COUNTY OF LUBBOCK

This instrument was acknowledged before me on September 10, 2025, by Michael D. Hicks, Substitute Trustee.

Dawn E Mamawal NOTARY PUBLIC STATE OF TEXAS MY COMM. EXP. 02/22/27 NOTARY ID 20469-2

Notary Public State of Texas

JENNIFER MARTIN, COUNTY CLERK

BY Shaber Tune DEPUT

Notice of Trustee's Sale - Page 2

6

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. <u>Property to Be Sold</u>. The property to be sold is 304 S. Marian Dr., Notrees, Texas 79759, described as follows:

Lots 1-4, Block 3, BENGE ADDITION to the Townsite of Notrees, Ector County, Texas, according to the map or plat thereof of record in Volume 3, Page 19, Plat Records, Ector County, Texas. EXCEPT ALL oil, gas, and other minerals, in, on, or under said land as heretofore reserved by prior Grantors.

- 2. Obligations Secured. The Deed of Trust provides that is 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 \$100,000.00, dated September 25, 2020, executed by JOE BRITTON MOORE, and payable to the order of SCHUYLER WIGHT, III; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtedness of JOE BRITTON MOORE to SCHUYLER WIGHTS, III, is the current owners and holder 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. <u>Instrument to be Foreclosed</u>. The instrument to be foreclosed is the Deed of Trust recorded in Document Number 2020-18336, in the Official Public Records, Ector County, Texas.
- 4. <u>Date, Time, and Place of Sale</u>. The sale is scheduled to held at the following date, time, ad place:

Date:

October 7, 2025, between 10:00 a.m. and 1:00 p.m.

Time:

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

Place:

Front door (West entrance) of Ector County Courthouse or as otherwise

designated by County Commissioner.

5. <u>Terms of Sale</u>. 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. <u>Default ad Request to Act</u>. 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: September 15, 2025.

EBEN D. WARNER, III

THE ORIGINAL WAS
FILED THIS 15 DAY OF
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JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS A MARIUL SINCID DEPUT

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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. <u>Property to Be Sold</u>. The property to be sold is W. Platinum St.; Odessa, Texas, described as follows:

Lot 12, Block 36, PLEASANT FARMS, 4TH FILING, a Subdivision of Ector County, Texas, according to the map or plat thereof of record in Volume 14, Pages 20-21, Plat Records, Ector County, Texas.

- 2. <u>Obligations Secured</u>. The Deed of Trust provides that is 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 \$38,150.00, dated July 5, 2023, executed by TANIA MELENDEZ MUNOZ, and payable to the order of WEST COAST DEVELOPMENT, LLC; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtedness of TANIA MELENDEZ MUNOZ to WEST COAST DEVELOPMENT, LLC, is the current owners and holder 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. <u>Instrument to be Foreclosed</u>. The instrument to be foreclosed is the Deed of Trust recorded in Document Number 2023-00011728, in the Official Public Records, Ector County, Texas.
- 4. <u>Date, Time, and Place of Sale</u>. The sale is scheduled to held at the following date, time, ad place:

Date:

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October 7, 2025, between 10:00 a.m. and 1:00 p.m.

Time:

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

Place:

Front door (West entrance) of Ector County Courthouse or as otherwise

designated by County Commissioner.

5. <u>Terms of Sale</u>. 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. <u>Default ad Request to Act</u>. 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: September 15, 2025.

EBEN D. WARNER, III

L:\WEST COAST-MUNOZ, TANIA,FORECLOSURE SALE SET,wpd

JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY MANY SINCE DEPUTY

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:

November 8, 2024

Grantor(s):

Oscar Banda

Original

Mortgage Electronic Registration Systems, Inc., as nominee for New American

Mortgagee:

Funding, LLC

Original Principal:

\$181,445.00

Recording

2024-00020187

Information:

Property County:

Ector

Property:

Lot 33, Block 7, Edgemere Addition, an Addition to the City of Odessa, Ector

County, Texas, according to the map or plat thereof of record in Volume 3, Page

27, Plat Records, Ector County, Texas.

Property Address:

3130 North Tom Green Avenue

Odessa, TX 79762

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: New American Funding, LLC Mortgage Servicer: New American Funding

Mortgage Servicer: New American Fund Mortgage Servicer 8201 North FM 620

Address:

Suite 120

Austin, TX 78726

SALE INFORMATION:

Date of Sale:

October 7, 2025

Time of Sale:

10:00 AM or within three hours thereafter.

Place of Sale:

At the front door of the Ector County Courthouse (West Entrance), or if the

preceding area is no longer the designated area, at the area most recently

designated by the County Commissioner's Court.

Substitute Trustee:

Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail, or Padgett Law

Group, any to act

Substitute Trustee

546 Silicon Dr., Suite 103

Address:

Southlake, TX 76092

PLG File Number: 25-009336-1

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APPOINTMENT OF SUBSTITUTE TRUSTEE:

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

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

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

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

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

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

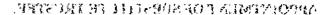
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

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

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

PLG File Number: 25-009336-1





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CERTIFICATE OF POSTING
My name is, and my address is c/o Padgett Law Group, 546
Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on
filed at the office of the Ector County Clerk to be posted at the Ector County courthouse this notice of sale.
Declarant's Name: Stelling A. T.
Date:
Padgett Law Group 546 Silicon Dr., Suite 103, Southlake, TX 76092 (850) 422-2520
WITNESS MY HAND this day of

FILED THIS 15th DAY OF
SEPRIMINEY, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY LANGE GOS DEPUTY

PLG File Number: 25-009336-1

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE:

September 12, 2025

NOTE:

Real Estate Note described as follows:

Date:

February 20, 2024

Maker:

Wildcat Lending Fund One, LP

Pavee:

White & White Holdings, LLC

Original Principal Amount: \$255,500.00

DEED OF TRUST:

Date:

February 20, 2024

Grantor:

White & White Holdings, LLC

Trustee:

Michael E. Gillman

Beneficiary:

Wildcat Lending Fund One, LP

Recorded:

Doc. No. 2024-00004982 in the real property records of Ector County,

Texas

LENDER:

Wildcat Lending Fund One, LP

BORROWER:

White & White Holdings, LLC

PROPERTY: The real property described as follows:

LOT 66, BLOCK 37, REPLAT OF LOTS 30 THROUGH 45 BLOCK 37 UNIVERSITY GARDENS, 9TH FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 20, PAGE 44, PLAT RECORDS, ECTOR COUNTY, TEXAS.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEES:

Timothy Micah Dortch, Lance Livingston and/or Luisa Ulluela **Dortch Lindstrom Livingston Law Group** 2613 Dallas Parkway, Suite 220 Plano, Texas 75093

Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail 4600 Fuller Ave., Suite 400 Irving, Texas 75038



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

Date: October 7, 2025

Time: To commence at 10:00 a.m., or within three (3) hours after that time

PLACE OF SUBSTITUTE TRUSTEE'S 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.

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.

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Wildcat Lending Fund One, the owner and the holder of the Note and Deed of Trust lien under Texas Property Code section 51,002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Wildcat Lending Fund One, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Wildcat's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the date and time of substitute trustee's sale of property and at the place of substitute trustee' sale of property, substitute trustee, or any other substitute trustee Wildcat may appoint, will sell the Property by public sale to the highest bidder for case or acceptable certified funds, according to 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 that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about 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 will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of September 12, 2025.

T. Micah Dortch, Lance Livingston, Luisa Ulluela, Shelley Nail, Donna Trout, Zane Nail, Zoey

Fernandez, Zia Nail

PREPARED IN THE LAW OFFICE OF: Dortch Lindstrom Livingston Law Group 2613 Dallas Parkway, Suite 220 Plano, Texas 75093

NOTICE OF FORECLOSURE SALE

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

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

LOTS 78, 79, 80, AND 81, BLOCK 31-C, G.L. C AND LOT 4, BLOCK 30-A, G.L.C. REPLAT OF EAST PART OF BLOCKS 30-31, WESTOVER ACRES, 4TH FILING, A SUBDIVISION OF ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 34, PLAT RECORDS, ECTOR COUNTY, TEXAS.

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

Date: October 7, 2025

Time: The sale shall begin no earlier than 10:00 AM or no later than three hours thereafter. The sale shall be completed by no later than 4:00 PM.

Place: ECTOR County, at the front door of the Ector County Courthouse (West Entrance), Odessa, TX, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where 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.

- 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 cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. 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. 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. 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 51.0075(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 the Foreclosure Sale is passed, 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.
- 4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.
- 5. 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 property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable

xx5529 Martinez

conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

- Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Alfonso Martinez and Olga Castillesa ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated May 15, 2008 and executed by Debtor in the Original Principal Amount of \$113,600.00. The current beneficiary of the Deed of Trust is U.S. Bank Trust, National Association as Trustee for BKPL-EG 2025-RPL2 Series Trust, 8950 Cypress Waters Blvd., Coppell, Texas 75019. The Deed of Trust is dated May 15, 2008, designating Tommy Bastian as the Original Trustee and is recorded in the office of the County Clerk of ECTOR County, Texas, under Instrument No. 2008-00008191, Volume 2249, Page 557 and refiled under Instrument 2008-00009411, Volume 2255, Page 458 as modified under Instrument 2022-00011691. of the Real Property Records of ECTOR County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, Nationstar Mortgage, 8950 Cypress Waters Blvd., Coppell, Texas 75019.
- 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.
- 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.

Shelley Nail, Coby Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail, David Garvin,

Richard E. Anderson, Ray Vela Cesar DelaGarza

4920 Westport Drive The Colony, Texas 75056 214.276.1545 - telephone 214,276,1546 - facsimile Substitute Trustees

> FILED THIS 15th DAY OF september 20 25

JENNIFER MARTIN, COUNTY CLERK

CTOR COUNTY, TEXAS

xx5529 Martinez

A&M/Gonzalez/20962

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE:September 15, 2025

NOTE:

DATE: July 18, 2022

AMOUNT: \$34,000.00

MAKER: Gonzale Gonzalez

PAYEE: L.A.M. Property Management, LLC

DEED OF TRUST:

DATE: July 18, 2022

GRANTOR: Gonzale Gonzalez

BENEFICIARY: L.A.M. Property Management, LLC COUNTY WHERE PROPERTY IS LOCATED: Ector

TRUSTEE: David Pyke

RECORDING INFORMATION: Document No. 2022-00015009, Official Public Re-

cords of Ector County, Texas

PROPERTY: Kidd Heights Subdivision, Block 4 lot 4, Odessa, Ector County, Texas.

LENDER/HOLDER NOW: A & M Heritage Holdings, Ltd., dba A & M Investment

BORROWER/DEBTOR NOW: Gonzalo Gonzales

SUBSTITUTE TRUSTEE: Shelley Nail or Coby Nail or Donna Trout or Zane Nail or Zoey

Fernandez or Zia Nail or David Garvin

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort

Worth, TX 76179

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

October 7, 2025, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

"In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

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Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

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 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011

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.

Shelley Nail or Coby Nail or Donna Trout or Zane Nail or Zoey Fernandez or Zia Nail or

David Garvin, Substitute Trustee

FILED THIS 15th DAY OF
SEPTEMBER , 20 75
JENNIFER MARTIN, COUNTY CLERK ECTOR COUNTY, TEXAS
BY YOUGH BOD DEPUTY

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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.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Purchase Money Deed of Trust dated February 23, 2023, executed by WALLY SUAREZ, AN UNMARRIED MAN, ("Mortgagor") to Michael H. Patterson, Trustee, for the benefit of MERS as nominee of Southwest Stage Funding, LLC d/b/a Cascade Financial Services, filed for record under Instrument No. 2023-00005224, Official Public Records of Ector County, Texas; said Deed of Trust being assigned to VANDERBILT MORTGAGE AND FINANCE, INC. ("Mortgagee") by that certain Assignment of Purchase Money Deed of Trust, filed for record under Instrument No. 2025-00017093, Official Public Records of Ector County, Texas, Mortgagee appoints K. Clifford Littlefield 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, October 7; 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 2023 Champion Manufactured Home, Scrial No. 025000HA003095A.

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 5th day of September, 2025.

K. CLIFFORD LITTLEFIELD, Mortgagee Attorn

UPTON, MICKITS & HEYMANN, L.L.P

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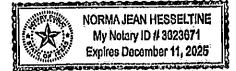
802 N. Carancahua, Suite 450 Corpus Christi, Texas 78401 Telephone: (361) 884-0612

Facsimile:

(361) 884-5291 Email: clittlefield@umhlaw.com

THE STATE OF TEXAS § Ş **COUNTY OF NUECES**

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 5th day of September, 2025, to certify which witness my hand and official seal.



NOTARY PUBLIC. S OF

EXHIBIT "A"

Lot 16, Block 103A, B.H. AND S. ADDITION, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof of record in Ector County, Texas.

FILED THIS 15^M DAY OF

SEPTEMBEL 20 25

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY LOWGIO 1555 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 August 10, 2020, executed by SANTIAGO MARCELENO AND ROXANNE PRIMERA MARCELENO, A MARRIED COUPLE, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 2020-14913, Official Public Records of Ector County, Texas, Mortgagee appoints K. Clifford Littlefield 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, October 7, 2025, (that being the first Tuesday of the month), at public auction to the highest bidder for eash, 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 Trustce 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 2020 Southern Energy Manufactured Home, Scriptal No. SFW021825TXAB.

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 \ O day of September, 2025.

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney

UPTON, MICKITS & HEYMANN, L.L

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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 ş COUNTY OF NUECES

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 0 day of September, 2025, to certify which witness my hand/and official seal.

NORMA JEAN HESSELTINE My Notary ID # 3623671 Expires December 11, 2025

EXHIBIT "A"

Lot 11, Block 7, Replat of Lot 4, Block 7, Westmoor Acres, a Subdivision of Ector County, Texas, according to the map or plat of record in Cabinet C, Page 90-C, Plat Records, Ector County, Texas.

FILED THIS 15th DAY OF

SEPTEMBEY , 20 25

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY (WHICE 105) DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF ECTOR

WHEREAS, on July 3, 2013, Larry D. Hulsey (herein the "Grantor"), executed and delivered a Deed of Trust (the "Deed of Trust") conveying to Alan Lackey, as Trustee, the herein below described property to secure Prosperity Bank the successor by merger with Lone Star State Bank of West Texas, in the payment of al debts and indebtedness (collectively the "Notes") therein described, the Deed of Trust being filed and recorded under Clerk's Instrument Number 2013-00010987 in the Official Public Records of Ector County, Texas, to which reference is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of the Notes and the same are now wholly due, and Prosperity Bank (the "Beneficiary"), the owner and holder of the Notes, has requested the undersigned to sell the Property to satisfy the Notes: and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed L. David Smith, Shelley Nail, Donna Trout, Zane Nail, Zia Nail and Zoey Fernandez, any of whom may act independently as Substitute Trustee to enforce the Trust, and any of whom may conduct the sale of the Property and may be contacted as indicated on the signature block below.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I, L. David Smith, hereby give notice that I or one of the other Substitute Trustees whose names and addresses are set out below, will sell the Property at public auction to the highest bidder, for cash,

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o'clock A.M. and it may take place not later than three hours after said time, and the sale shall take place in the area which has been designated as the area for foreclosures to take place, being the front door of the Ector County Courthouse (West Entrance) or as designated by the Ector County Commissioner's Court as the area for foreclosures to be held. This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon, equipment and appurtenances thereto:

Lot 6, Block 3, Skylark Industrial Park, a Subdivision of Ector County, Texas, according to map or plat thereof of record in Cabinet A, Page 26-A, of the Plat Records of Ector County, Texas.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

SUBSTITUTE TRUSTEES

NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:

L. David Smit, Shelley Nail, Donna Trout, Zane Nail, Zia Nail and Zoey Fernandez c/o L. David. Smith 2618 Kittansett Circle Katy Texas 77450

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Telephone: (281)788-3666 Email: Idslaw7@gmail.com

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.

Dated this day of September, 2025.

L David. Smith, Substitute Trustee

2618 Kittansett Circle Katy Texas 77450

Telephone:(281) 788-3666

Email:ldslaw7@gmail.com

FILED THIS 15th DAY OF

SEPTONDEY, 20 25

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY YOUT OF THE PLANTY OF THE PLANT

Substitute Tas.

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: 12/13/2023

Grantor(s):

VICTOR M HOLGUIN AND SINTIQUE J HOLGUIN, A MARRIED COUPLE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS Original Mortgagee:

NOMINEE FOR AMCAP MORTGAGE, LTD., ITS SUCCESSORS AND ASSIGNS

\$231,725.00

Original Principal: Recording Information: Instrument 2023-00020886

> Property County: Fetor

Property: (See Attached Exhibit "A")

1624 E 52ND ST, ODESSA, TX 79762 Reported Address:

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Idaho Housing and Finance Association Mortgage Servicer: Idaho Housing and Finance Association Current Beneficiary: Idaho Housing and Finance Association Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of October, 2025 Time of Sale: 12:00 PM 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 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, Auction.com, LLC, 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:

- 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.
- Charles Green, Lisa Bruno, Angie Uselton, Patrick Zwiers, Conrad Wallace, Shawn Schiller, Joshua Sanders, Matthew Hansen, Aleena Litton, Bobby Fletcher, Dana Dennen, Shelley Nuil, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Auction.com, LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for each 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.
- 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.

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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): 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, Auction.com, LLC, 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

Exhibit "A"

BEING THE EAST 37 OF LOT 7 AND THE WEST 23 OF LOT 8, BLOCK 50, 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.

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

FILED THIS 15th DAY OF

SEPTEMBER, 20 5

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY (1901) (10) DEPUTY

Δ'n

9658-3405 2147047017 PG2 POSTPKG

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2022-02526

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.

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

Date: 10/7/2025

Time: The earliest time the sale will begin is 12:00 PM, or within three (3) hours after

that time.

Place:

Ector County Courthouse, Texas, at the following location: Ector County

Courthouse, 300 N. Grant, Odessa, TX 79761

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 5, Block 22, Country Club Estates, 13th Filing, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat of record in Volume 18, Page 5, Plat Records, Ector County, Texas.

Commonly known as: 6224 RIDERS RD ODESSA, TX 79762

<u>Instrument to be Foreclosed</u> - The instrument to be foreclosed is the Deed of Trust dated 9/24/2014 and recorded in the office of the County Clerk of Ector County, Texas, recorded on 9/29/2014 under County Clerk's File No 2014-00014844, in Book — and Page — of the Real Property Records of Ector County, Texas.

Grantor(s): Jose Angel Calixto and Yadira Hernandez, husband and wife

Original Trustee: Van Shaw

Substitute Trustee: Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate

Services, LLC, Shelley Nail, Zane Nail, Zia Nail, Zoey Fernandez, Donna Trout, Abstracts/Trnstees of Texas, LLC, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Johnie Eads, Ed Henderson, Jeff

Benton, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee

for Southwest Funding, LP, 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.



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T.S. #: 2022-02526

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

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

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$403,492.00, executed by Jose Angel Calixto and Yadira Hernandez, husband and wife, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Southwest Funding, LP, 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

<u>Default and Request to Act</u> - 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.

T.S. #: 2022-02526

Dated:

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Shelley Nail, Zane Nail, Zia Nail, Zoey Fernandez, Donna Trout, Abstracts/Trustees of Texas, LLC, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Johnie Eads, Ed Henderson, Jeff Benton, Brian Hoopen, Mike Jansta, Mike Hayyard, Jay Jacobs

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.auction.com or Contact (800) 280-2832.

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

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

FILED THIS 15th DAY OF
SEPTEMBER, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY LOVING BY DEPUTY

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS §

COUNTY OF ECTOR §

WHEREAS, on December 30, 2022, SHYPRAM HOSPITALITY LLC, a Texas limited liability company (the "Borrower"), executed that certain Deed of Trust, Security Agreement and Assignment of Rents (the "Deed of Trust"), granting a lien on certain real property located in Ector County, Texas, being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with certain other real and personal property described therein (collectively the "Mortgaged Premises"), to secure STATE BANK OF TEXAS (the "Lender"), in the payment of that certain Promissory Note (the "Note") of even date therewith in the original principal amount of \$4,192,500.00 executed by Borrower, the Deed of Trust being recorded as Instrument No. 2023-00000172, Ector County Real Property Records; and

WHEREAS, (1) default has occurred in the payment of the indebtedness evidenced by the Note and secured by the Deed of Trust, and in the performance of the covenants, agreements and conditions set forth in the Note and Deed of Trust, (2) past due sums due and payable under the Note and Deed of Trust, and/or secured thereby, are now due and payable, and (3) Lender, the owner and holder of said indebtedness, has required the undersigned, as trustee, to sell the Mortgaged Premises pursuant to the Deed of Trust and the laws of the State of Texas;

NOW, THEREFORE, notice is hereby given that on Tuesday, the 7th day of October, 2025, no earlier than 1:00 p.m., nor later than 4:00 p.m., I, as trustee under the Deed of Trust, will sell the Mortgaged Premises and all of the components thereof and in the area for conducting foreclosure sales at the county courthouse in Ector County, Texas, as designated by the Ector County Commissioner's Court, to the highest bidder for cash.

EXECUTED this 12th day of September, 2025.

THOMAS J. IRONS Trustee

STATE OF TEXAS	§
	§
COUNTY OF DALLAS	§

This instrument was sworn to and acknowledged before me on September 12, 2025, by THOMAS J. IRONS, Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Notary Public in and for the

State of Texas

My commission expires:

Printed Name:

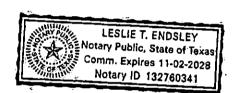


EXHIBIT "A"

LEGAL DESCRIPTION

Lot 7, Block 4, Replat of Lot 1, Block 4, Parkway Industrial Park, 2nd Filing, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat recorded in Cabinet B, Page 14-C, of the Plat Records of Ector County, Texas.

NOTICE OF TRUSTEE'S SALE - Page 3

FILED THIS 5 DAY OF

September , 20 35

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY MARYLLY SHOWDEPUTY