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 **Page:** N/A **Instrument No:** 2017-00011363	**Property County:** ECTOR
Mortgage Servicer: Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	**Mortgage Servicer's Address:** 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
Date of Sale: 10/7/2025	**Earliest Time Sale Will Begin:** 12pm
Place of Sale of Property: Ector County Courthouse, 300 N. Grant, Odessa, TX 79761 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 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 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: 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.

Dated: 07/14/2025

Zoey Fernandez
Printed Name:
Zoey Fernandez

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

FILED THIS 14th DAY OF
July, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Candice Bass DEPUTY

MH File Number: TX-25-111167-POS
Loan Type: FHA

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.

2. *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 COURTHOUSE (WEST ENTRANCE)OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

5. *Obligations Secured.* The Deed of Trust executed by 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 mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NewRez LLC d/b/a Shellpoint Mortgage Servicing c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy 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 Zoey Fernandez whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on July 15, 2025 I filed this Notice of Foreclosure Sale at the office of the Ector County Clerk and caused it to be posted at the location directed by the Ector County Commissioners Court.

Posted By: Zoey Fernandez

FILED THIS 15th DAY OF
July, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Yandira Bass DEPUTY

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

Z

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

Date of Sale: OCTOBER 7, 2025

Property County: ECTOR

Original Trustee: THE JACKSON LAW FIRM

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

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 MORTGAGEE OR MORTGAGE SERVICER.

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead 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.

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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

Posted By: Zey Fernandez 07/17/2025

MARINOSCI LAW GROUP, P.C.

By: _____

SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS

COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 15 day of July 2025, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)

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

_____
Notary Public for the State of TEXAS

My Commission Expires: 10-19-28

Adam Murphy
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC
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

FILED THIS 17th DAY OF July, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Yandia Bass DEPUTY

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425 W APPLE ST
ODESSA, TX 79766

00000010542843

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 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

5

425 W APPLE ST
ODESSA, TX 79766

00000010542843

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 PORRAZ

Certificate of Posting

My name is AMBER PORRAZ, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 7-25-25 I filed at the office of the ECTOR County Clerk and caused to be posted at the ECTOR County courthouse this notice of sale.

AMBER PORRAZ

Declarants Name: AMBER PORRAZ

Date: 7-25

EXHIBIT "A"

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 1 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
July, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Yandice Bass DEPUTY

FILED THIS 31 DAY OF
July, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Yanina Zavala DEPUTY

11468 W ROLLING HILLS RD
ODESSA, TX 79764

00000010536944

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
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034

11468 W.ROLLING HILLS RD
ODESSA, TX 79764

00000010536944

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 PORRAS

Certificate of Posting

My name is AMBER PORRAS, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 7-31-25 I filed at the office of the ECTOR County Clerk and caused to be posted at the ECTOR County courthouse this notice of sale.

_____

Declarants Name: AMBER

Date: 7-31-25

EXHIBIT "A"

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.

.ED THIS 11 DAY OF
August, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY DEPUTY

7604 COPPER MOON ROAD
ODESSA, TX 79765

00000010450047

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

   Date: 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

7604 COPPER MOON ROAD
ODESSA, TX 79765

00000010450047

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

Certificate of Posting

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

_____

Declarants Name:_____

Date:_____

EXHIBIT "A"

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

FILED THIS 11 DAY OF August, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY DEPUTY

1401 NABORS LANE
ODESSA, TX 79761

00000010260776

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 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

1401 NABORS LANE
ODESSA, TX 79761

00000010260776

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 Porez

Certificate of Posting

My name is Amber Porez, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 7-11-25 I filed at the office of the ECTOR County Clerk and caused to be posted at the ECTOR County courthouse this notice of sale.

Declarants Name: Amber

Date: Amber Porez

EXHIBIT "A"

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.

FILED THIS 12 DAY OF August, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY _____ DEPUTY

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.

4850199

NOTICE OF FORECLOSURE SALE

Property: [illegible] as follows:

[illegible] DOCKET NO. [illegible] COMMISSIONERS COURT [illegible] PHASE 2 AND ADDITION [illegible] THE CITY OF ODESSA, [illegible] COUNTY, TEXAS, AND FOR THE MAP OF [illegible] ORDER [illegible] CABINET [illegible] PAGE 84 B, PLAT RECORDS OF ECTOR COUNTY, TEXAS.

Security Instrument: Deed of Trust dated March 21, 2022 and recorded on April 6, 2022 in Instrument Number [illegible]00007480 in the official public records of ECTOR County, Texas, which covers real property.

Sale Information: October 07, 2025, at 10:00 AM, or no later than three hours thereafter, in the room [illegible] the Ector County Courthouse (West Front) or as designated by the County Commissioners.

Terms of Sale: [illegible] cash in accordance with Texas Property Code [illegible] 51.009, the Property will be sold [illegible] "as-is, where-is" and subject to any and all matters of record affecting the property, to the highest and best bidder at the sale, which may be exercised or waived by the purchaser at its [illegible] Texas Property [illegible] 51.007. If the [illegible] reserves the right to [illegible] additional terms and conditions for conducting the sale. Will announce the [illegible] Lender [illegible] for the first sale of the [illegible] 14 days [illegible] substitute trustee.

Obligation Secured: A Deed of Trust executed by TRAVIS JOE BOYD [illegible] secures the repayment of a Note dated March 31, 2022 [illegible] the amount of $207,[illegible] CARRINGTON MORTGAGE SERVICES, LLC, whose address is [illegible] Plaza, Suite 100, Anaheim, CA 92806, in the current owner and holder of the Note and Deed of Trust and Mortgagee of record. Mortgage Servicer, LLC is the current servicer, acting for the mortgagee, pursuant to a loan servicing agreement, and Texas Property Code Section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: [illegible] with Texas Property Code Section 51.009 and the Security Instrument, the undersigned, mortgagee and mortgagee's attorney, appoint the substitute trustee listed below.

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
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
Plano, TX 75024

Certificate of Posting

I, Shelley Nail, declare under penalty of perjury that on the 12 day of Aug, 20 25, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ECTOR County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

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Subscribe Trustee(s): Charles Greer, Lisa Brown, Marie Hudson, Teresa Zwier, Conrad Wallace, Shawn Schille, Robin Sanders, Andrew Hansen, Ann Lisson, Robert Hughes, [illegible], Sandy Wall, Joanna Lunn, Zane Hall, Zach Zeeman, [illegible], Calvin Hoy, Mike Jones, Vincent [illegible], [illegible], Jeff [illegible], Judy [illegible], Mike [illegible], Jerry [illegible], Ed [illegible], Kory Young, Darin George

THIS INSTRUMENT APPOINTS THE SUBSCRIBER(S) DESIGNATED TO SERVE THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT CONTAINED IN THE NOTICE OF SALE FOR PERSON SERVING THIS NOTICE IS FULLY AUTHORIZED AND ACTIVE OF THE MORTGAGEE OR MORTGAGEE 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 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, Greer & Suggs PLLC
Terry Miller, Attorney at Law
Jordan Sanders, Attorney at Law
Rachel Fox, Attorney at Law
6020 Tanglewood Parkway, Suite 100
Plano, TX 75023

Substitute Trustee(s) (Sales Force [illegible]
Angie Lisson, Patrick Zwier, Conrad Wallace
Shawn Schille, Joshua Sanders, Mike [illegible]
Vincent Lunn, Brown [illegible], Lisa Brown,
Shelley Hall, Robin Hughes, Zane [illegible] Hall,
Tracy Hernandez, [illegible] Moojan, Mike [illegible], Mike
Brown, [illegible], Jim Hill, Sandy Wall, Ed
Lemon, Andrew [illegible], Middleton [illegible], Eric Eck,
Ed Hernandez, Jerry Young, Kory Young, [illegible]
c/o Miller Greer & Suggs PLLC
6080 Tanglewood Parkway, Suite 100
Plano, TX 75023

Declaration of Posting

I, _____ declare under penalty of perjury that on the _____ day of _____, 20__, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of Texas Property Code Section 51.002(b) and 51.002(d).

C&M No. 44-25-02730/ FILE NOS

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.**

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 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: Shelley Nail

C&M No. 44-25-02730

FILED THIS 14 DAY OF August, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Armeda Campos DEPUTY

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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 not completed on the date stated above, the Purchaser at the sale shall be entitled only to a refund of the purchase price paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgage Servicer.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. THE SUBSTITUTE TRUSTEE, INCLUDING TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. YOU PERSONALLY ARE NOT BEING SUED. THIS NOTICE IS THE ATTORNEY'S OFFICIAL ADVICE OF THE MORTGAGEE'S ELECTION TO SELL.

WHEREAS, I am acting as attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.002 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Charles Green, Ian Hoover, Angie Gibson, Patrick Zarate, Conrad Walters, Shawn Schiller, Jenna Sanders, Andrew Hansen, Alison Linton, Heath Pritchett, Dana Downey, Shelby Nail, Joann Frost, Zane Nail, Zoey Fernandez, Nikki Nail, Jenna Trout, Jose Nail, Zoey Fernandez, Zia Nail, Teresa Delaney, Jorge Gallegos, Aaron Kennedy, Cedric Mundy, P.C. or Attorneys, as Substitute Trustee.

The address of the Substitute Trustee for purposes of Section 51.002(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Hwy 249, Suite 170
Houston, TX 77070
(281) 925-5200

Dated on 08/15/2025.

/s/ Codilis & Moody, P.C. TBPLS FIRM No. 21, 2015 Attorney at Law
Codilis & Moody, P.C.
20405 State Hwy 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

File No. H-25-02750

FILED THIS _____ DAY OF _____, 20 _____
JENNIFER MARTIN, COUNTY CLERK
VICTOR COUNTY, TEXAS
BY: _____ DEPUTY

Loan #717

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.

Maguire Emswiler
Substitute Trustee

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FILED THIS 19th DAY OF
August, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY [signature] DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 4/16/2024	**Grantor(s)/Mortgagor(s):** CCB ELITE PROPERTY SERVICES AND CAMERON BARANEK
Original Beneficiary/Mortgagee: BPL MORTGAGE, LLC	**Current Beneficiary/Mortgagee:** Metropolitan Life Insurance Company
Recorded in: **Volume:** N/A **Page:** N/A **Instrument No:** 2024-00006751	**Property County:** ECTOR
Mortgage Servicer: Fay Servicing, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	**Mortgage Servicer's Address:** 1601 LBJ Freeway, 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 DESIGNATED 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: 6-21-25

Printed Name: Shelley Nail

Substitute Trustee
c/o Tejas Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075
https://sales.mccarthyholthus.com/

FILED THIS 21 DAY OF
August, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Marcela Silva DEPUTY

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

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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:	07/31/2012
Grantor(s):	TYLER W. RIDDLE AND WIFE, MAGAN S. SCOTT
Original Mortgagee:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRSTCAPITAL BANK OF TEXAS, N.A., ITS SUCCESSORS AND ASSIGNS
Original Principal:	$88,369.00
Recording Information:	Instrument 2012-00011792
Property County:	Ector
Property:	(See Attached Exhibit "A")
Reported Address:	4315 DURANGO AVENUE, ODESSA, TX 79762-5759

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee:	U.S. Bank National Association
Mortgage Servicer:	U.S. Bank National Association
Current Beneficiary:	U.S. Bank National Association
Mortgage Servicer Address:	2800 Tamarack Rd, Owensboro, KY 42301

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:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. 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, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

Original Filed for Record this 21 day of August, 20 25 at 1:20 o'clock ___.M.
JENNIFER MARTIN
County Clerk, Ector County, Texas
By [signature] Deputy

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): 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 Shelley Nail whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 6-2-25 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Ector County Clerk and caused it to be posted at the location directed by the Ector County Commissioners Court.

By: _____

Exhibit "A"

LOT 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

C&M No. 44-24-01377/ FILE NOS

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 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. 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.**

C&M No. 44-24-0[illegible] / FHLS NOS

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 TO BE FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated April 25, 2020 and recorded under Clerk's File No. [illegible], in the real property records of Ector County Texas, with [illegible] Johnson [illegible] 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 [illegible] securing payment of the indebtedness in the original principal amount of $[illegible] and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note (the "Note") executed by [illegible] Johnson [illegible]. [illegible] FINANCE, 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. [illegible] Finance, LLC is acting as the Mortgage Servicer for the Mortgagee. [illegible] Finance, LLC, is representing the Mortgagee, whose address is: [illegible] Street, 8th 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 [illegible], PAGE [illegible], 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: [illegible] 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 to hereby appointed Substitute Trustee(s) 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 the Deed of Trust.

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

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

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE 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: Shelley Nail

C&M No. 44-24-01377

Original Filed for Record this 21 day of August, 2025 at ___o'clock ___M.
JENNIFER MARTIN
County Clerk, Ector County, Texas
By Marilly Silverio Deputy

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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 not made 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) HEREINBELOW TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT MENTIONED 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 51.002(a) of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Charles Greer, Lee Brown, Angie Hall or Patrick Zwicker, Connie Walker, Sharon Schiller, Joshua Sanders, Matthew Hansen, Aleena Lutton, Harley Fletcher, Dana Denson, Shelly Hall, Donna Grant, Zane Hall, Zia Hall, Zoey Fernandez, Shelby Hall, Donna Trent, Zane Hall, Zoey Fernandez, Zia Hall, Tamara Delaney, Darya Gladney, Aaron Denson, Codilis & Moody, P.C. or Auction.com as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.002(c) of the Texas Property Code is
Codilis & Moody, P.C.
2040 N. Loop Highway 289, Suite 150
Houston, TX 77080
(281) 925-5200

Executed on August 18, 2025.

/s/ Will Crandall, SBOT No. 24113195, Attorney at Law
Codilis & Moody, P.C.
2040 N. Loop Highway 289, Suite 150
Houston, TX 77080
(281) 925-5200

Posted and Filed by: _____

Printed Name: _____

C&M File No. 24-01377

Original Filed for Record this 21 day of August, 2025 at ___ o'clock ___M.
JENNIFER MARTIN
County Clerk, Ector County, Texas
By _____ Deputy

25-331271

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 79761OR 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

Donna Grant

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 29 DAY OF
August, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Sharon Rebundy DEPUTY

STATE OF TEXAS §
§
COUNTY OF ECTOR §

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

THE ORIGINAL WAS
FILED THIS 30 DAY OF
September, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY _____ DEPUTY

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STATE OF TEXAS §
§
COUNTY OF ECTOR §

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

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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

THE ORIGINAL WAS
FILED THIS 3rd DAY OF
September, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY [signature] DEPUTY

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NOTICE OF FORECLOSURE SALE

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

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

5. ***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 mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, 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 Katy 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: www.auction.com or (800) 280-2832

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 9-4-25 I filed this Notice of Foreclosure Sale at the office of the Ector County Clerk and caused it to be posted at the location directed by the Ector County Commissioners Court.

FILED THIS 4th DAY OF
September, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Kandia Bass DEPUTY

25-000397-505-1 // 3842 MAPLE AVENUE, ODESSA, TX 79762

29 1

Loan #402

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 8th DAY OF September, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY _____ DEPUTY

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 28 day of 8, 2025

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

FILED THIS 28 DAY OF August, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Ofwieda Campos DEPUTY

Substitute Trustee Address:

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

R 31

FILED THIS _____ DAY OF
_____, 20 ____

JENNIFER RIGGS, COUNTY CLERK
BOTTS COUNTY, TEXAS
BY _____, DEPUTY

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:	**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 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

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

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

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

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of $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

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

T.S. #: 2025-16719-TX

Dated: 8-28-25

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

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

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

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

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

FILED THIS 28 DAY OF August, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Campos 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.

Property To Be Sold - 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

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

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

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

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of $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.

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

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

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

T.S. #: 2025-16995-TX

Dated: 6-28-25

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

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

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

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

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

FILED THIS 28 DAY OF
August, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Griselda Campos 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

Instrument to be Foreclosed – 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, 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, 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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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

[illegible]

[illegible]

[illegible]

Date:	[illegible]
Terms:	The qualified highest bidder must pay in cash at the time of the sale. [illegible] line name
Place:	[illegible]

[illegible]

[illegible]

[illegible]

Grantor(s):	[illegible]
Original Mortgagee:	[illegible]
Substitute Trustee:	[illegible]
Original Amount:	[illegible]
Recorded in:	[illegible]

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.

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

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

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of $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

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

T.S. #: 2025-16976-TX

Dated: 8-28-25

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, LLC

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

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

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

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

FILED THIS 28 DAY OF
August, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Gisela Campos DEPUTY

FILED THIS ____ DAY OF
_____, 20____
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY _____ DEPUTY

25-319330

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

FILED THIS 28 DAY OF
August, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Ofuda DEPUTY
Campos

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS	§	
	§	**KNOW ALL PERSONS BY THESE PRESENTS**
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)

FILED THIS 20 DAY OF August, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Gwenda Campos 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.

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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

FILED THIS 11th DAY OF
September, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY DEPUTY

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.

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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

FILED THIS 11th DAY OF September, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY DEPUTY

49

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: 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.

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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

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

FILED THIS 11th DAY OF September, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Elizabeth Flores DEPUTY

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NOTICE OF TRUSTEE'S SALE

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

1. ***Property to Be Sold***. The property to be sold is **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. ***Instrument to be Foreclosed***. 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. ***Date, Time, and Place of Sale***. 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.

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5. ***Terms of Sale***. The Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to Section 51.0075 of the Texas Property Code, the Trustee or any Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

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

Dated: September 15, 2025.

Eben D. Warner, III

EBEN D. WARNER, III

L:\WIGHT, SCHUYLER-MOORE, JOE.FORECLOSURE SALE SET.wpd

THE ORIGINAL WAS
FILED THIS 15 DAY OF
September, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Marielly Silverio DEPUTY

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NOTICE OF TRUSTEE'S SALE

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

1. ***Property to Be Sold***. The property to be sold is **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. ***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 $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. ***Instrument to be Foreclosed***. 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. ***Date, Time, and Place of Sale***. 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. ***Terms of Sale***. The Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to Section 51.0075 of the Texas Property Code, the Trustee or any Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

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

Dated: September 15, 2025.

Eben D. Warner, III

EBEN D. WARNER, III

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

FILED THIS 15 DAY OF
September, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Marilly Silvero 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 Mortgagee:	**Mortgage Electronic Registration Systems, Inc., as nominee for New American Funding, LLC**
Original Principal:	**$181,445.00**
Recording Information:	**2024-00020187**
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 Address:	**8201 North FM 620 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 Address:	**546 Silicon Dr., Suite 103 Southlake, TX 76092**

Sle R

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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

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

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

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

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

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

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

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

PJones

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

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APPOINTMENT OF SUBSTITUTE TRUSTEE DOCUMENT TO SUBSTITUTE PROPERTY PROCEEDING BY FIRST CLASS MAIL AND NOTICE IN INSTRUMENT FORM TO A LISTED SIGNING THE MORTGAGE OR ATTORNEYS OR AUTHORIZED AGENTS OF SUCH PARTIES

The undersigned is the attorney for the mortgagee and a mortgage servicer, and in such capacity do hereby represent the original mortgage and all instruments subsequent thereto under the above-described and specified in such place, we to be identified on the SAMPLE ORDER [illegible] of this proceeding, hereinafter referred to as the Mortgage, in the Section Dr. Sun. 123, Southland, [illegible] Substitute Trustee, who shall have and exercise all powers and duties to act as the said substitute trustee, and hereby or trust and to execute hereby requests and orders and authorizes and Substitute Trustee [illegible] and direct the [illegible] to be available to the [illegible] trustee.

WITNESS the above-named mortgagee, by its duly authorized officer, [illegible] the day and year first above written.

WITNESS [illegible] the Mortgagee [illegible] the Mortgagee [illegible] and [illegible] the Substitute Trustee.

WITNESS [illegible] the Mortgagee [illegible] the Substitute Trustee.

WITNESS [illegible] the Mortgagee [illegible] the Substitute Trustee.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that the foregoing instrument has been:

1. The authority of the [illegible] Substitute Trustee [illegible] in the Deed of Trust [illegible] and hereto to be [illegible] for and on behalf.
2. The herein appointed Substitute Trustee [illegible] as a substitute trustee with all the [illegible] the legal authority [illegible] the date [illegible] and in accordance with the terms [illegible] Sale Information [illegible] of the property. The sale will begin within three hours after the time [illegible]
3. [illegible] the Substitute Trustee [illegible] any legal proceedings [illegible] the property [illegible] recorded in the Deed of Trust or appearing on record [illegible] the same are [illegible] and shall be [illegible] as if [illegible] that has been recorded [illegible] the Deed of Trust.
4. No warranties, express or implied, are made [illegible] as to marketable [illegible] and title [illegible] the property shall be conveyed [illegible] and conveyance [illegible] specifically authorized by the mortgagor in the Deed of Trust [illegible] shall be sold "AS-IS" and the purchaser will bear the expense of the [illegible] and no representation is made concerning the [illegible] Purchaser will bear the entire [illegible] and Trustee's assigns [illegible] to any [illegible] of any [illegible] the sale [illegible] and encouraged to [illegible] the [illegible] or participation in the [illegible] the property.
5. The sale is [illegible] for any reason, the [illegible] shall be [illegible] the Trustee's [illegible] the Trustee's [illegible] Attorney [illegible] the Mortgagee [illegible] the Attorneys [illegible] the Substitute Trustee.

[illegible] Error! Use Home Ribbon [illegible] Page Break

CERTIFICATE OF POSTING

My name is Shelley Nail, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 9-15-25, I filed at the office of the Ector County Clerk to be posted at the Ector County courthouse this notice of sale.

Declarant's Name: Shelley Nail

Date: 9-15-25

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

WITNESS MY HAND this 15 day of Sept, 25.

FILED THIS 15th DAY OF
September, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Yandice Buss 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
Payee: 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

4853154

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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.

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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

FILED THIS 15th DAY OF
September, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Yandice Bass DEPUTY

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. Date, Time, and Place of Sale. 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.

3. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the 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

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. 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.

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

8. **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 9-15-25

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
ECTOR COUNTY, TEXAS
BY Vandice Bass DEPUTY

xx5529 Martinez

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A&M/Gonzalez/20962

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE:September 15, 2025

NOTE:
DATE:July 18, 2022
AMOUNT: $34,000.00
MAKER: Gonzalo Gonzalez
PAYEE: L.A.M. Property Management, LLC

DEED OF TRUST:
DATE:July 18, 2022
GRANTOR: Gonzalo 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 Records 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 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Kandice Ross 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, Serial 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 Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

Posted by SL Nail 9-15-25

THE STATE OF TEXAS §
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.

NORMA JEAN HESSELTINE
My Notary ID # 3023671
Expires December 11, 2025

NOTARY PUBLIC, STATE OF TEXAS

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 15th DAY OF
September, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Kandice Bass 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 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 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 2020 Southern Energy Manufactured Home, Serial 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 10 day of September, 2025.

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

Posted 9-15-25

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD,** this 10 day of September, 2025, to certify which witness my hand and official seal.

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

NOTARY PUBLIC, STATE OF TEXAS

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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
September, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Yandice Bass DEPUTY

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS	§	
	§	**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,

on **Tuesday, October 7, 2025.** The earliest time at which the sale will occur shall be at **10:00 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

Telephone: (281)788-3666
Email: ldslaw7@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 8th day of September, 2025.

L. David Substitute Trustee

L .David. Smith, Substitute Trustee
2618 Kittansett Circle
Katy Texas 77450
Telephone:(281) 788-3666
Email:ldslaw7@gmail.com

Posted By
Val
9-15-25

FILED THIS 15th DAY OF
September, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Yandice Bass DEPUTY

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NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date:	12/13/2023
Grantor(s):	VICTOR M HOLGUIN AND SINTIQUE J HOLGUIN, A MARRIED COUPLE
Original Mortgagee:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMCAP MORTGAGE, LTD., ITS SUCCESSORS AND ASSIGNS
Original Principal:	$231,725.00
Recording Information:	Instrument 2023-00020886
Property County:	Ector
Property:	(See Attached Exhibit "A")
Reported Address:	1624 E 52ND ST, 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:	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:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. 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, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): 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 Shelley Nail whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 9-15-25 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Ector County Clerk and caused it to be posted at the location directed by the Ector County Commissioners Court.

By: _____

Exhibit "A"

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 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Kandice Buss DEPUTY

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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.

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 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

Instrument to be Foreclosed – 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.

NOTICE OF [illegible] SUBMITTED

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

T.S. #: 2022-02526

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

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

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of $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

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

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T.S. #: 2022-02526

Dated: 7-15-25

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

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 Yandice Bus 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

THOMAS J. IRONS, Trustee

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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.

Leslie Endsley
Notary Public in and for the
State of Texas

My commission expires:

Printed Name:

LESLIE T. ENDSLEY
Notary Public, State of Texas
Comm. Expires 11-02-2028
Notary ID 132760341

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.

FILED THIS 15 DAY OF
September, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Marilly Silva DEPUTY

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