

313 EAST 95TH STREET  
ODESSA, TX 79765

00000010211977

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

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

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

Date: March 03, 2026

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 17, 2012 and recorded in Document CLERK'S FILE NO. 2012-00002595; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2022-00020681 real property records of ECTOR County, Texas, with JOE A SANCHEZ AND ARACELY SANCHEZ, 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 JOE A SANCHEZ AND ARACELY SANCHEZ, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$134,038.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

FILED THIS 30 DAY OF  
December, 20 25  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Shada Powell DEPUTY

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313 EAST 95TH STREET  
ODESSA, TX 79765

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SERVICELINK AGENCY SALES AND POSTING, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

*Israel Saucedo*

*Ruth A Garza*

Israel Saucedo

Certificate of Posting

My name is Ruth A. Garza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on Dec 25, 2025 I filed at the office of the ECTOR County Clerk and caused to be posted at the ECTOR County courthouse this notice of sale.

*Ruth A Garza*

Declarants Name: Ruth A. Garza

Date: Dec 30, 2025

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313 EAST 95TH STREET  
ODESSA, TX 79765

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LOT 2, BLOCK 16, NORTH PARK ADDITION, 7TH FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET B, PAGE 67-A, PLAT RECORDS, ECTOR COUNTY, TEXAS.

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425 W APPLE ST  
ODESSA, TX 79766

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

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

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

Date: March 03, 2026

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 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

FILED THIS 30<sup>th</sup> DAY OF  
December, 20 25  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Jhadapowell DEPUTY

4



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



Ryan Bourgeois



Certificate of Posting

My name is Ruth A. Garza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on Dec 30, 2025 I filed at the office of the ECTOR County Clerk and caused to be posted at the ECTOR County courthouse this notice of sale.



Declarants Name: Ruth A Garza

Date: Dec 30, 2025

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425 W APPLE ST  
ODESSA, TX 79766

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ECTOR

**EXHIBIT "A"**

FIELD NOTES OF A 2.35 ACRE TRACT OF LAND OUT OF LOT 1, 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 AVENUE 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 1, 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.

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## Notice of [Substitute] Trustee Sale

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

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

**Date:** 03/03/2026

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

**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 PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Property Address:** 7701 BROWN BARK ROAD, ODESSA, TX 79765

**2. Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only 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. Any conveyance of the property is subject to all matters of record affecting the property.

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/15/2024 and recorded 11/19/2024 in Document 2024-00020786, real property records of Ector County, Texas, with **BLAKE MARTIN MOYA, AN UNMARRIED MAN**, grantor(s) and DHI MORTGAGE COMPANY, LTD. as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint 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.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **BLAKE MARTIN MOYA, AN UNMARRIED MAN**, securing the payment of the indebtedness in the original principal amount of **\$403,938.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2025-01530-TX  
25-000982-673

## Notice of [Substitute] Trustee Sale

**6. Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

**7. Property to be sold:** The property to be sold is described as follows:

**LOT 39, BLOCK 74, OF HOMESTEAD AT PARKS BELL RANCH, 5TH FILING- PHASE 2, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS AND MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET D, PAGES 7A-7B, PLAT RECORDS OF ECTOR COUNTY, TEXAS AND CABINET K, PAGES 340-341, PLAT RECORDS OF MIDLAND COUNTY, TEXAS. (SAID LOT LIES WHOLLY IN ECTOR COUNTY, TEXAS)**

**8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O PHH Mortgage Corporation**

**PO BOX 24605**

**West Palm Beach, FL 33416-4605**

**Phone: 877-744-2506**

### Notice of [Substitute] Trustee Sale

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

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

Date: 12/29/2025



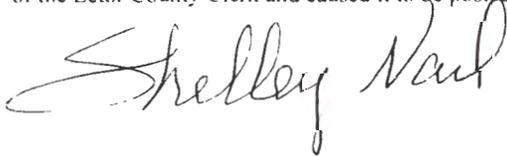
Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.  
7730 Market Center Ave, Suite 100  
El Paso, TX 79912  
Telephone: 855-427-2204  
Fax: 866-960-8298

For additional sale information visit: [www.hubzu.com](http://www.hubzu.com) or (855) 882-1314

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

I am Shelley Nail Certificate of Posting  
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 12-30-25 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 30 DAY OF  
December, 20 25  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Shelley Nail DEPUTY

25-380037

### Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> August 2, 2023	<b>Original Mortgagor/Grantor:</b> RAMIRO GUERRERO and BERTHA DE KA CARIDAD VILLALON
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> UNITED WHOLESALE MORTGAGE, LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2023-00013324	<b>Property County:</b> ECTOR
<b>Mortgage Servicer:</b> Cenlar FSB	<b>Mortgage Servicer's Address:</b> 425 Phillips Blvd. Ewing, New Jersey 08618-1430

\* 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 \$260,200.00, executed by RAMIRO GUERRERO and payable to the order of Lender.

**Property Address/Mailing Address:** 5502 N EVERGLADE AVE, ODESSA, TX 79762

**Legal Description of Property to be Sold:** LOT 10, BLOCK 70, SHERWOOD ADDITION, 6TH FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 5, PAGE 9, PLAT RECORDS, ECTOR COUNTY, TEXAS.

<b>Date of Sale:</b> March 03, 2026	<b>Earliest time Sale will begin:</b> 12:00 pm
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**Place of sale of Property:** Ector County Courthouse, 300 N. Grant, Odessa, TX 79761

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

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

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**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *UNITED WHOLESALE MORTGAGE, 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, Auction.com, LLC whose address is 1 Mauchly Irvine, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Auction.com, LLC whose address is 1 Mauchly Irvine, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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

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

/s/ Joseph Vacek

Joseph Vacek

Attorney for Cenlar Federal Savings Bank

State Bar No.: 24038848

[jvacek@raslg.com](mailto:jvacek@raslg.com)

Robertson, Anschutz, Schneid, Crane & Partners,

PLLC / Attorney for Mortgagee

5601 Executive Dr, Suite 400

Irving, TX 75038

Telephone: 817-873-3080

Facsimile: (817)796-6079



FILED THIS 8<sup>th</sup> DAY OF  
January, 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Kandice Bass DEPUTY

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-19290-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: 3/3/2026  
Time: The earliest time the sale will begin is 10:00 AM , or within three (3) hours after that time.  
Place: Ector County Courthouse, Texas, at the following location: 300 North Grant Avenue, Odessa, TX 79761 THE FRONT DOOR OF THE ECTOR COUNTY COURTHOUSE (WEST ENTRANCE)  
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

Lot 42, 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.

Commonly known as: 7014 ADENIUM RD ODESSA, TX 79765

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust dated 10/27/2023 and recorded in the office of the County Clerk of Ector County, Texas, recorded on 11/1/2023 under County Clerk's File No 2023-00018530, in Book – and Page – of the Real Property Records of Ector County, Texas.

Grantor(s): BENJAMIN NATHANIEL CORONADO AND JENECA RAE CORONADO, HUSBAND AND WIFE  
Original Trustee: Angela R Hernandez  
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 DHI Mortgage Company, Ltd., its successors and assigns  
Current Mortgagee: Freedom Mortgage Corporation  
Mortgage Servicer: Freedom Mortgage Corporation

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T.S. #: 2025-19290-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 \$363,610.00, executed by BENJAMIN NATHANIEL CORONADO AND JENECA RAE CORONADO, HUSBAND AND WIFE, 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:

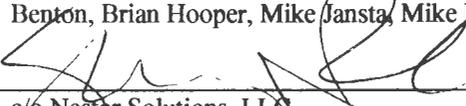
**Freedom Mortgage Corporation**  
11988 EXIT 5 PKWY BLDG 4  
FISHERS IN 46037-7939  
Phone: (855) 690-5900

**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. #: 2025-19290-TX

Dated: 1-13-26

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 13<sup>th</sup> DAY OF  
January, 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Kandice Boss DEPUTY

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

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

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

Date: 03/03/2026

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 8, 2003 and recorded in the real property records of Ector County, TX and is recorded under Clerk's Book 1763, Page 758 with A. C. Large and Mattie Large (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for CTX Mortgage Company, LLC mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by A. C. Large and Mattie Large, securing the payment of the indebtedness in the original amount of \$54,324.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT 12, BLOCK 20, LAWNSDALE ADDITION, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN VOLUME 8, PAGE 33,

PLAT RECORDS, ECTOR COUNTY, TEXAS.

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

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

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq., or Carson Emmons, Esq., or Justin Ritchie, Esq., or Jeffrey Kramer, Esq., or AWEST OR Agency Sales and Posting LLC, whose address is 7500 Dallas Pkwy #200, Plano, TX 75024 OR AUCTION.COM LLC, or XOME Inc and Tejas Corporate Services LLC, or Abstracts/Trustees of Texas, LLC, or Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez, as 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.**

January 12, 2026  
Executed on

*/s/ Justin Ritchie*  
James E. Albertelli, P.A.  
Kirk Schwartz, Esq.  
Carson Emmons, Esq.  
Justin Ritchie, Esq.  
Jeffrey Kramer, Esq.  
6565 N. MacArthur, Suite 470  
Irving, TX 75039

*1-13-26*  
Executed on  
*[Signature]*

**SUBSTITUTE TRUSTEE**  
Agency Sales & Posting  
Agency Sales and Posting LLC, OR AUCTION.COM  
LLC, OR Shelley Nail, Donna Trout, Zane Nail, Zia  
Nail or Zoey Fernandez  
7500 Dallas Pkwy #200  
Plano, TX 75024

**CERTIFICATE OF POSTING**

My name is *Shelley Nail*, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on *1-13-26* 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: *[Signature]*  
Date: *1-13-26*

FILED THIS *13<sup>th</sup>* DAY OF  
*January*, 20 *26*.  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY *Kandice Bass* DEPUTY

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

**NOTICE OF SALE**

**PURSUANT TO AUTHORITY** conferred upon the Trustee by that certain Deed of Trust dated March 6, 2023, executed by **HOLLY KAY MEYN AND JOHN RICHARD MEYN, A MARRIED COUPLE, AND BOBBIE JO SMITH, AN UNMARRIED PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21<sup>ST</sup> MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2023-00004274, 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, March 3, 2026**, (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 1987 Metamora Manufactured Home, Serial No. 4377019215.

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 14 day of January, 2026.

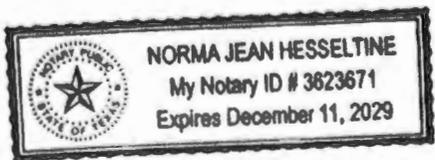
*Posted by: Donna Trout  
1-15-2026*

*K. C. L. I. T. F. I. D.*

**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](mailto:clittlefield@umhlaw.com)

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 14 day of January, 2026, to certify which witness my hand and official seal.



*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

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EXHIBIT "A"

Lot 5, Block 13, Chaparral Estates, 5th Filing, a Subdivision of Ector County, Texas, according to the map or plat of record in Volume 20, Page 40, Plat Records of Ector County, Texas.

FILED THIS 15<sup>th</sup> DAY OF  
January, 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Madal Powell DEPUTY

## NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

**DATE:** March 3, 2026

**TIME:** 12:00 PM

**PLACE:** 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

- 2. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 50.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
- 3. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 7, 2018 and recorded as Instrument Number 2018-00012867, real property records of Ector County, Texas.
- 4. Obligations Secured.** Deed of Trust or Contract Lien executed by Kenton Gaines and Devon Gaines, securing the payment of the indebtedness in the original principal amount of \$223,250.00, and obligations therein described including but not limited to the promissory note; and all modifications renewals and extensions of the promissory note. Freedom Mortgage Corporation is the current mortgagee of the note and deed of trust or contract lien.
- 5. Default.** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.
- 6. Property to be Sold.** The property to be sold is described as follows:  
Lot 4, Block 16, Parker Place Addition, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat of record in Volume 3, Page 134, Plat Records, Ector County, Texas.
- 7. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Services is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. Freedom Mortgage Corporation as Mortgage Servicer, is representing the current mortgagee, whose address is:



**11988 Exit 5 Pkwy  
Bldg 4  
Fishers, Indiana 46037**

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

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

Date: 1/13/2025

  
\_\_\_\_\_  
Jennifer Hooper

**Certificate of Posting**

I am Donna Trout whose address is Odessa, Tx. I declare under penalty of perjury that on 1-15-2026 I filed this Notice of [Substitute] Trustees Sale at the office of the Ector County Clerk and caused it to be posted at the location directed by the Ector County Commissioners Court.

  
Declarant's Name: DONNA TROUT  
Date: 1-15-2026

FILED THIS 15<sup>th</sup> DAY OF  
January 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Phada Powell DEPUTY

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FILED THIS 15<sup>th</sup> DAY OF  
January 20 2020

JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY *Ana...* DEPUTY

### Notice of Substitute Trustee Sale

T.S. #: 25-17132

**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: 3/3/2026
- Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM
- Place: Ector County Courthouse in ODESSA, Texas, at the following location: The area designated by the Commissioners Court of Ector County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the are immediatedly adjacent (next) to the location where this Notice of Trustee's Sale was posted. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Lot Eleven (11), Block Thirty-Five (35), North Park Addition, 13th Filing, Phase II, an Addition to the City of Odessa, being a Subdivision of 14.007 acres of land in Section 34, Block 42 T-1-S, T.&P.RR.Co. Survey, Ector County, Texas, according to the Map, Plat and/or Dedication Deed thereof recorded in Cabinet "B", Page 137-D, 138-A of the Plat Records of Ector County, Texas.

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust is dated 6/11/2018 and is recorded in the office of the County Clerk of Ector County, Texas, under County Clerk's File No 2018-00009591, recorded on 6/14/2018, of the Real Property Records of Ector County, Texas.  
Property Address: 820 EAST 96TH STREET ODESSA, TX 79765

Trustor(s):	JONATHAN S LOZANO	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR Calculated Risk Analytics, LLC., D.B.A. Excelerate Capital ITS SUCCESSORS AND ASSIGNS
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Current Beneficiary:	Planet Home Lending, LLC	Loan Servicer:	Planet Home Lending, LLC
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Current Substituted Trustees: Bobby Fletcher, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Shawn Schiller, David Ray, Patrick Zwiers, Kristopher Holub, Dana Kamin, Garrett Sanders, Joshua Sanders, Clay Golden, Logan Thomas, Shelley Nail, Kristina McCrary, Donna Trout, Zane Nail, Rick Snoke, Briana Young, Patricia Sanchez, Kristy Forget, Heather Smith, Prestige Default Services,

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T.S. #: 25-17132

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

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by JONATHAN S LOZANO, A SINGLE MAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$220,924.00, executed by JONATHAN S LOZANO, A SINGLE MAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR Calculated Risk Analytics, LLC., D.B.A. Excelerate Capital ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JONATHAN S LOZANO, A SINGLE MAN to JONATHAN S LOZANO. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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

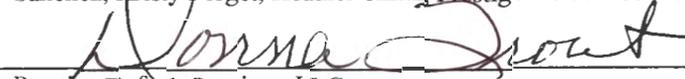
Questions concerning the sale may be directed to the undersigned or to the beneficiary:  
**Planet Home Lending, LLC**  
**321 Research Parkway**  
**Meriden, Connecticut 06450-8301**  
**(855) 884-2250**

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T.S. #: 25-17132

Dated: 1-15-2026 Bobby Fletcher, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Shawn Schiller, David Ray, Patrick Zwiers, Kristopher Holub, Dana Kamin, Garrett Sanders, Joshua Sanders, Clay Golden, Logan Thomas, Shelley Nail, Kristina McCrary, Donna Trout, Zane Nail, Rick Snoke, Briana Young, Patricia Sanchez, Kristy Forget, Heather Smith, Prestige Default Services,



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Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732

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

STATE OF TEXAS  
COUNTY OF ECTOR

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FILED THIS 21<sup>st</sup> DAY OF  
January, 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Tha Clapowell DEPUTY

NOTICE OF FORECLOSURE SALE

Date: March 3, 2026

Original Deed of Trust and Modification of Deed of Trust

Dated: January 26, 2016, and modified on May 25, 2021

Grantors: L.O.A. Investments, LLC, also known as LOA Investments, LLC, a Texas limited liability company

Trustee: John Grist

Lender: Commercial State Bank ndba  
American Momentum Bank

Recorded in: The Original Deeds of Trust are Instrument Nos. 2016-00001176 and 2016-00001181, filed in the Official Public Records of Ector County, Texas. The Modification of Deed of Trust is also filed in the Official Public Records of Ector County, Texas as Instrument No. 15731.

Secures: Promissory Note (the "Note") January 26, 2016, in the original principal amount of \$3,500,000.00 executed by Grantors Ronald Jack Chestnut II and Leonard Addam Tuminowski and payable to the order of Lender and as amended by the Change in Terms Agreement dated May 25, 2021 in the principal sum of \$2,749,627.83.

Secured Property to be Sold: TRACT I:  
Lot 3 and the East 16' of Lot 2, Block 1, EAST SIDE COMMERCIAL TRACTS, an Addition to the City of Odessa, Ector County, Texas, according to the map or

Plat of Record in Volume 3, Page 97, Plat Records, Ector County, Texas

The Real Property or its address is commonly known as 2124 E. 8<sup>th</sup> Street, Odessa, Texas 79761. The Real Property tax identification number is 09000.00030.00000;

**TRACT II:**

Lot 5, Block 27, Replat of 0.672 acres of street abandonment, Lots 39-41, Block 25, and Lot 7, Block 26, NORTH COUNTRY CLUB ESTATES, 5<sup>TH</sup> Filing, an Addition to the City of Odessa, Ector County, Texas, according to the map or Plat of Record in Cabinet A, Page 29C, Plat Records, Ector County, Texas

The Real Property or its address is commonly known as 6104 East Ridge Road, Odessa, Texas 79762. The Real Property tax identification number is 06800.02872.05000;

**TRACT III:**

Lot 7, Block 10, Replat of portion of Lot 2, Block 10, Winwood Addition, 3<sup>rd</sup> filing, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat of record in Cabinet A, Page 20-A, Plat Records, Ector County, Texas.

The Real Property or its address is commonly known as 3820 Penbrook St, Odessa, Texas 79762. The Real Property tax identification number is 36800.01546.00000; and

**TRACT IV:**

Being a 1.04-acre tract of land, more or less, out of the Northeast part of Section 35, Block 42, T-2-S, T&P Ry. Co. Survey, Ector County, Texas, and being more particularly described below:

Beginning as a 1" IP, the Northeast corner of Section 35, Block 42, T-2-S, T&P RR Co. Survey, Ector County, Texas;

THENCE S 15° 17' E 240 feet along the East line of said Section 35;

THENCE S 75° 26 1/2' W 20 feet to a point in the West line of a 20-foot alley and the place of beginning;

THENCE S 15° 17' E 300 feet along the West line of said 20-foot alley to a point;

THENCE S 75° 26 1/2' W 152.27 feet to a point in the East line of Industrial Avenue;

THENCE N 14° 52' W 300 feet along the East line of Industrial Avenue to a point;

THENCE N 75° 26 1/2'; E 149.95 feet to the place of beginning and containing 1.04 acres, more or less; EXCEPT all oil and gas and other minerals in, on, and under said land.

The Real Property or its address is commonly known as 503 Industrial Avenue, Odessa, Texas 79761. The Real Property tax identification number is 42400.00640.00000.

Substitute  
Trustee(s):

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

Foreclosure Sale:

Date:

Tuesday, March 3, 2026

Time:

The sale of the Property (the "Foreclosure Sale") shall begin no earlier than 1:00 p.m. or no later than three

hours thereafter. The sale shall be completed by no later than 4:00 P.M.

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

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Lender 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.

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

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

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

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

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



FILED THIS 22<sup>nd</sup> DAY OF  
January, 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Jaya Rnew DEPUTY

Our Case No. 25-08708-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS  
COUNTY OF ECTOR

**Deed of Trust Date:**  
June 12, 2020

**Property address:**  
14 N BROKEN BOW CIR  
ODESSA, TX 79763

**Grantor(s)/Mortgagor(s):**  
LEANN LEFFLER-FOOTE, JOINED HEREIN PRO FORMA  
BY HER SPOUSE, ERIC FOOTE

**LEGAL DESCRIPTION:** LOT 2, AND THE NORTH HALF (N/2) OF LOT 3, BLOCK 32, WESTRIDGE SUBDIVISION, 2ND FILING, BEING A REPLAT OF THE WEST 345 FEET OF LOT 7, AND LOTS 8 THRU 12, BLOCK 23, WESTRIDGE SUBDIVISION, 2ND FILING, A SUBDIVISION OF ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET A, PAGE 2-B, PLAT RECORDS, ECTOR COUNTY, TEXAS.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR  
GREAT WESTERN FINANCIAL SERVICES, INC., ITS  
SUCCESSORS AND ASSIGNS

**Earliest Time Sale Will Begin:** 12:00 PM

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

**Date of Sale:** MARCH 3, 2026

**Property County:** ECTOR

**Original Trustee:** ALLAN B POLUNSKY

**Recorded on:** June 16, 2020  
**As Clerk's File No.:** 2020-10555  
**Mortgage Servicer:**  
PENNYMAC LOAN SERVICES, LLC

**Substitute Trustee:**  
Authorized Agent of Auction.com, LLC as Substitute  
Trustee, Catherine Carroll, Donna Trout, Kristina McCrary,  
Shelley Nail, Marinosci Law Group PC, Resolve Trustee  
Services, LLC

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

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

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Authorized Agent of Auction.com, LLC as Substitute Trustee, Catherine Carroll, Donna Trout, Kristina McCrary, Shelley Nail, Marinosci Law Group PC, Resolve Trustee Services, LLC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said

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original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MARCH 3, 2026** 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. 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.

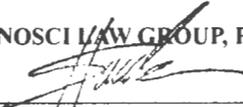
PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement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

**ACTIVE MILITARY SERVICE NOTICE**

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

WITNESS MY HAND. 1/19/26

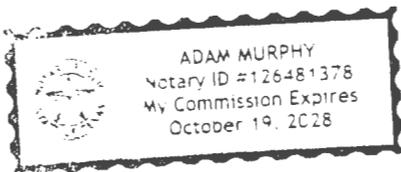
MARINOSCI LAW GROUP, P.C.

By:   
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 19 day of Jan 2026, personally appeared SAMMY HOODA.  known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal  
(SEAL)



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

*posted by  
Shirley  
9-22-26*

Grantor: PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD, #200  
WESTLAKE VILLAGE, CA 91361  
Our File No. 25-08708

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

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-20397-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: 3/3/2026  
Time: The earliest time the sale will begin is 10:00 AM , or within three (3) hours after that time.  
Place: Ector County Courthouse, Texas, at the following location: 300 North Grant Avenue, Odessa, TX 79761 THE FRONT DOOR OF THE ECTOR COUNTY COURTHOUSE (WEST ENTRANCE)  
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

LOT THREE (3), BLOCK SIXTY-NINE (69), OF NORTH PARK ADDITION, 20TH FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN CABINET C, PAGES 29D-30A, OF THE PLAT RECORDS OF ECTOR COUNTY, TEXAS.

**Commonly known as:** 4 PEPPERDINE COURT ODESSA, TX 79765

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust dated 4/21/2023 and recorded in the office of the County Clerk of Ector County, Texas, recorded on 4/25/2023 under County Clerk's File No 2023-00007007, in Book --- and Page --- of the Real Property Records of Ector County, Texas.

**Grantor(s):** COLE HUMBARGAR, UNMARRIED MAN  
**Original Trustee:** ALLAN B POLUNSKY  
**Substitute Trustee:** Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Shelley Nail, Donna Trout  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for SECURITYNATIONAL MORTGAGE COMPANY., 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

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T.S. #: 2025-20397-TX

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 but not limited to (1) the promissory note in the original principal amount of \$280,328.00, executed by COLE HUMBARGAR, UNMARRIED MAN, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for SECURITYNATIONAL MORTGAGE COMPANY., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

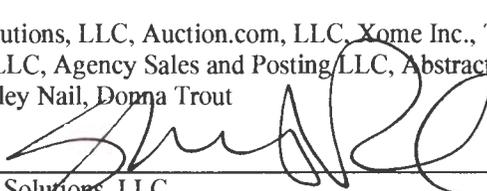
**Freedom Mortgage Corporation**  
**11988 EXIT 5 PKWY BLDG 4**  
**FISHERS IN 46037-7939**  
**Phone: (855) 690-5900**

T.S. #: 2025-20397-TX

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

Dated: 1-27-26

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

  
\_\_\_\_\_  
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 22<sup>nd</sup> DAY OF  
January, 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY ce fajza Ruen 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 12, BLOCK 6, HOMESTEAD AT PARKS BELL RANCH, 1ST FILING, BEING A REPLAT OF LOT 1, BLOCK 2 AND LOT 1, BLOCK 3, PARK BELL RANCH NORTH, 1ST FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET B, PAGE: S 147-B AND C, PLAT RECORDS, ECTOR COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/18/2019 and recorded in Document 2019-00006593 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: 03/03/2026

Time: 12:00 PM

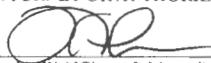
Place: Ector County, Texas at the following location: THE FRONT DOOR OF THE ECTOR COUNTY COURTHOUSE (WEST ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

5. **Obligations Secured.** The Deed of Trust executed by BAILEY LIVELY AND JEREMY LIVELY, provides that it secures the payment of the indebtedness in the original principal amount of \$279,900.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Truist Bank is the current mortgagee of the note and deed of trust and TRUIST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is Truist Bank c/o TRUIST BANK, 1001 Semmes Ave, Richmond, VA 23224 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

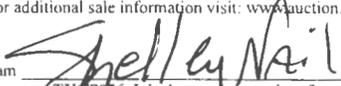
6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, 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  
✓ I, Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

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

Certificate of Posting

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 1-22-26 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 22<sup>nd</sup> DAY OF  
January, 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY  DEPUTY  
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**Notice of Substitute Trustee’s Sale**

Notice Concerning Military Duty: **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> June 30, 2020	<b>Original Mortgagor/Grantor:</b> DANIKA M. MONTANEZ AND PETRA MARGARITA VALASQUEZ
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> SELENE FINANCE LP
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2020 - 11958	<b>Property County:</b> ECTOR
<b>Mortgage Servicer:</b> Selene Finance LP	<b>Mortgage Servicer’s Address:</b> 3501 Olympus Blvd., Suite 500 Dallas, Texas 75019

\* 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 \$145,319.00, executed by DANIKA M. MONTANEZ and payable to the order of Lender.

**Property Address/Mailing Address:** 4620 HENDRICK AVE, ODESSA, TX 79762

**Legal Description of Property to be Sold:** LOT 5, BLOCK 33, SHERWOOD ADDITION, 4TH FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 4, PAGE 1, PLAT RECORDS, ECTOR COUNTY, TEXAS..

<b>Date of Sale:</b> March 03, 2026	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** "At the front door of the Ector County Courthouse (West Entrance), or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court OR AS DESIGNATED BY THE COUNTY COMMISSIONER’S OFFICE, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

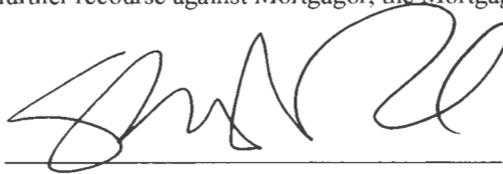
**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *SELENE FINANCE LP*, the owner and holder of the Note, has requested Servicelink Agency Sales and Posting, LLC whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 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 *SELENE FINANCE LP* 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, Servicelink Agency Sales and Posting, LLC whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 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 Servicelink Agency Sales and Posting, LLC whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 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

Servicelink Agency Sales and Posting, LLC or Tejas Corporate Services, LLC, Trustee

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

FILED THIS 22<sup>nd</sup> DAY OF  
January, 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY [Signature] DEPUTY

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THE STATE OF TEXAS     §  
  §  
COUNTY OF ECTOR

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, On the 5th day of March, 2020, but effective as of the 1st day of March, 2020, **ELIZABETH TELLO**, executed a Deed of Trust conveying to **G. LANCE HOLLAND**, a Trustee, the real estate hereinafter described to secure **MANUEL VALDEZ and GUADALUPE VALDEZ**, in the payment of a debt therein described, said Deed of Trust being recorded in Document Number 2020-4526 in the Official Public Records of Ector County, Texas; and

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

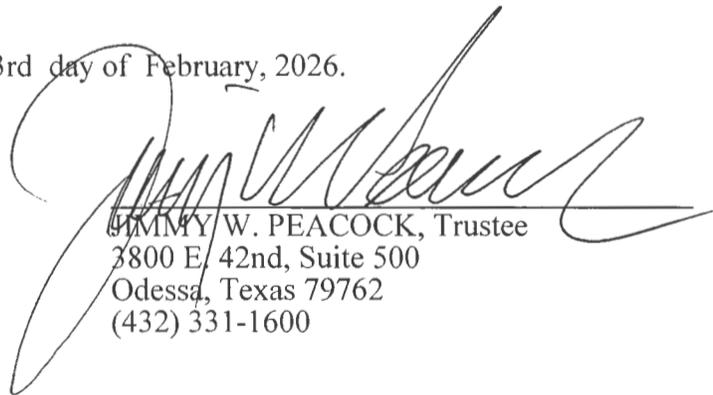
NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 3rd day of March, 2026, I will sell said real estate at the front (West Entrance) door of the County Court House in Ector County, Texas, to the highest bidder for cash. The earliest time that the sale will take place is 10:00 A. M. This Sale is subject to outstanding taxes, restrictions, and all other items of record. The property will be auctioned "**AS IS**", without any warranties as to the quality or nature of the title, right of possession or quiet enjoyment.

Said real estate is described as follows:

**Lot 13A, Block 2, ROYALTY HEIGHTS ADDITION, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof of record in Volume 3, Page 420, Deed Records, Ector County, Texas; EXCEPT all oil, gas and other minerals as heretofore reserved by prior grantors**

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

WITNESS MY HAND this 3rd day of February, 2026.

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

FILED THIS 3 DAY OF  
February 20 26

JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY marily Siberio DEPUTY

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

**NOTICE OF FORECLOSURE SALE**

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

**PROPERTY TO BE SOLD:** The property to be sold is described as follows:

LOT 3, BLOCK 78, KELLY ADDITION, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 2, PAGE 10, PLAT RECORDS, ECTOR COUNTY, TEXAS

commonly known as 1305 N. Tom Green Ave, Odessa, Texas 79761; and

including all personal property secured by the security agreement included in the Deed of Trust and the Manufactured Home situated thereon identified as 2018 Elliott Manufactured Homes, Inc. SOLITAIRE (16' x 56'), Serial Number EMHTX22092, Label Number NTA1831643, together with all parts, accessories, repairs, improvements, and accessions (the "Manufactured Home").

**INSTRUMENT TO BE FORECLOSED:** The instrument to be foreclosed is the deed of trust recorded as document number 2019-00001360 in the official public records of Ector, Texas.

**DEED OF TRUST:**

**Date:** January 18, 2019

**Grantor / Mortgagor:** Harold William Towne

**Original Trustee:** Robert W. Buchholz, Attorney at Law

**Beneficiary / Mortgagee:**

**Name:** Triad Manufactured Home Financial Services, Inc.

**Mailing Address:** 13901 Sutton Park Drive South, Bldg. A, Suite 300  
Jacksonville, FL 32224

**Recording information:** Official Public Records of Ector County Texas  
Doc. 2019-00001360

**SUBSTITUTE TRUSTEE(S):**

Name: Abstracts/Trustees of Texas, LLC

Mailing Address: 9130 Jollyville Rd., Ste. 100-21, Austin, Texas 78759

Mortgage Servicer has appointed the foregoing persons as Substitute Trustee under the deed of trust.

**MORTGAGE SERVICER:** Triad Financial Services, Inc.  
13901 Sutton Park Drive South, Suite 300  
Jacksonville, FL 32224

**DATE, TIME, AND PLACE OF SALE:** The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, March 3, 2026

Time: The sale will begin no earlier than 11:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 2:00 P.M.

Place: The front door of the Ector County Courthouse (West entrance) 300 N Grant Ave, Odessa, TX 79761 or designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

**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.

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

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in “as is, where is” condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. THERE WILL BE NO WARRANTY RELATING TO THE TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR PERSONAL PROPERTY IN THIS DISPOSITION.

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

**TYPE OF SALE:** The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Harold William Towne.

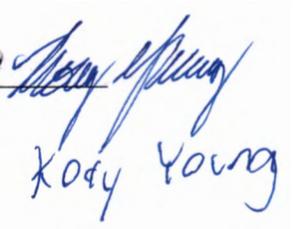
**OBLIGATIONS SECURED:** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the “Obligations”) including but not limited to the Note in the original principal amount of \$89,369.44 executed by Harold William Towne, and payable to the order of Triad Manufactured Home Financial Services, Inc.

A+ Federal Credit Union, who is the current owner and holder of the Obligations and is the current beneficiary under the deed of trust. Triad Financial Services, Inc., is representing A+ Federal Credit Union under a servicing agreement.

Questions concerning the sale may be directed to the undersigned or to Mortgage Servicer, Triad Financial Services, Inc. at 13901 Sutton Park Drive South, Suite 300, Jacksonville, FL 32224, (800) 522-2013.

**DEFAULT AND REQUEST TO ACT.** Default has occurred under the deed of trust, and the Mortgage Servicer has requested me, as Substitute Trustee. This foreclosure is being administered by the Mortgage Servicer. The Mortgage Servicer is representing the Mortgagee under a servicing agreement. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: February 5, 2026.

  
Abstracts/Trustees of Texas, LLC  
Substitute Trustee  
9130 Jollyville Rd., Ste. 100-21  
Austin, Texas 78759  


THE STATE OF TEXAS     §  
  §  
COUNTY OF ECTOR     §

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, On the 21st day of August, 2025, **IVY LIST MERGERS AND ACQUISITIONS LLC** executed a Deed of Trust conveying to **CHRISTOPHER TERRY**, Trustee, the real estate hereinafter described to secure **BILLY WAYNE MEISTER, JR., TRUSTEE of the BILLY WAYNE MEISTER, JR. TRUST**, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 2025-00016772 in the Official Public Records of Ector County, Texas; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the **3rd day of March, 2026**, I will sell said real estate at the front (West Entrance) door of the County Court House in Ector County, Texas, to the highest bidder for cash. The earliest time that the sale will take place is 10:00 A. M.

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

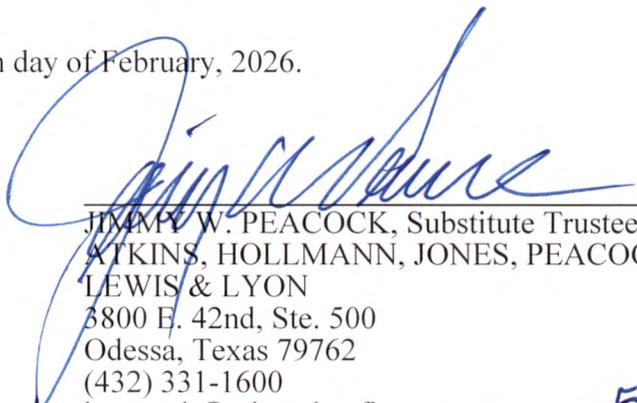
Said real estate is described as follows:

TRACT I: Lots 1-3, Block 6, GREENBRIER ESTATES, 4TH FILING, an Addition to the City of Odessa, according to the plat thereof of record in Cabinet B, Page 65-D, Plat Records, Ector County, Texas;

TRACT II: a 2.0 acre tract out of Section 8, Block 41, T-2-S, T & P Ry Co. Survey, Ector County, Texas, as described by metes and bounds on Exhibit "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."**

WITNESS MY HAND this 5th day of February, 2026.

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

FILED THIS 5 DAY OF  
February, 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Shirley Robinson DEPUTY

## 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 17, BLOCK 1, REPLAT OF LOT 3, BLOCK 1, J-BAR ESTATES, A SUBDIVISION OF ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 19, PAGE 47, PLAT RECORDS OF ECTOR COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 01/19/2023 and recorded in Document 2023-00001165 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: 03/03/2026

Time: 10:00 AM

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

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

5. **Obligations Secured.** The Deed of Trust executed by MOORE DEPOT, LLC, provides that it secures the payment of the indebtedness in the original principal amount of \$160,875.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee of Saluda Grade Loan Trust I is the current mortgagee of the note and deed of trust and FAY SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee of Saluda Grade Loan Trust I c/o FAY SERVICING, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605 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.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

### 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 02/05/2026 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 5<sup>th</sup> DAY OF  
February, 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Jody Powell 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: **May 23, 2019**  
Grantor(s): **Amelia Sanchez, an unmarried woman, and Christopher Garcia, an unmarried man**  
Original Mortgagee: **Mortgage Electronic Registration Systems Inc., as nominee for Academy Mortgage Corporation**  
Original Principal: **\$76,000.00**  
Recording Information: **2019-00008821**  
Property County: **Ector**  
Property: **Lot 7-8, Block 14, Del Rio Annex, 3rd Filing, an Additon to the City of Odessa, Ector County, Texas, according to the map or plat of record in Volume 4, Page 6, Plat Records, Ector County, Texas.**  
Property Address: **800 Honeysuckle Street  
Odessa, TX 79761**

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: **SELENE FINANCE, LP**  
Mortgage Servicer: **Selene Finance LP**  
Mortgage Servicer Address: **3501 Olympus Boulevard  
5th Floor, Suite 500  
Dallas, TX 75019**

**SALE INFORMATION:**

Date of Sale: **March 3, 2026**  
Time of Sale: **12:00 PM or within three hours thereafter.**  
Place of Sale: **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 Commissioner's Court.**  
Substitute Trustee: **Auction.com, LLC, and Padgett Law Group, any to act**  
Substitute Trustee Address: **546 Silicon Dr., Suite 103, Southlake, TX 76092**

**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

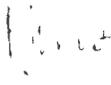
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

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.

  
\_\_\_\_\_  
Michael J. Burns / Paige Jones/ Gabrielle A. Davis/ Ronny George

**CERTIFICATE OF POSTING**

My name is Zoey Fernandez, 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 02/05/2026, I filed at the office of the Ector County Clerk to be posted at the Ector County courthouse this notice of sale.

Zoey Fernandez

Declarant's Name: Zoey Fernandez

Date: 02/05/2026

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

WITNESS MY HAND this 5<sup>th</sup> day of February, 2026.

Zoey Fernandez

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

## Notice of Substitute Trustee's Sale

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

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

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

Legal Description of the Property:

**Lot 21-A, Block 4, Royalty Heights, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat of record in Volume 3, Page 420, Deed Records, Ector County, Texas.**

Mailing Address of the Property:

**1401 E. 6<sup>th</sup> St., Odessa, Texas 79761-5322**

2. *Deed of Trust Creating Lien That Is The Subject of Sale.*

Deed of Trust dated December 7, 2023, executed by Angel Guillen and Guadalupe Sandoval Valadez to Ronald D. Butler, II, Trustee for the benefit of First Financial Bank, N.A., recorded in the Official Public Records of Ector County, Texas as Instrument No. 2023-00020583 including all modifications, renewals, and extensions thereof (the "**Deed of Trust**")

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

Date: March 3, 2026

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter.

Place: The front door of the Ector County Courthouse (West Entrance), 300 North Grant, Odessa, Texas 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.

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

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

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

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

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

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

Pursuant to section 51.0075 of the Texas Property Code, the undersigned, as Substitute Trustee, reserves the right to set reasonable conditions (in addition to the conditions set forth herein) for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

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

6. *Obligations Secured.* The Deed of Trust dated December 7, 2023 including all extensions, modifications, and renewals thereof provides that it secures the payment of the indebtedness and obligations therein described including, but not limited to the Promissory Note in the original principal amount of \$148,490.00 made payable to the order of First Financial Bank, N.A. First

Financial Bank, is the current owner and holder of the afore-mentioned Note and Deed of Trust and is the beneficiary identified therein.

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

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

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

Questions concerning the sale may be directed to the undersigned.

Dated: February 5, 2026.



Jessica Haile  
McMahon Surovik Suttle, P.C.  
400 Pine Street, Suite 800  
Abilene, Texas 79601  
(325-676-9183  
[jhaile@mss.law](mailto:jhaile@mss.law)

FILED THIS 6<sup>th</sup> DAY OF  
February, 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY W. Lynn Knew DEPUTY

48

# NOTICE OF TRUSTEE'S SALE

Date: February 5, 2026

Trustee: Stewart McKeehan

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

Mortgagee: DMC Noe, LLC

Note: \$145,000.00

Deed of Trust:

Date: September 30, 2016

Grantor: Cesar Sarabia and Debra Sarabia

Mortgagee: Debbie Gibbs, Cassandra Noe Harper, and Michiel Noe

Recording information: Document 2016-00014524, Official Public Records of Ector County, Texas

Property: Lots 7, 8, and 9, Block 93, S. Williams Addition, an addition to the City of Odessa, Ector County, Texas, according to the plat thereof recorded in Vol. 3, Page 174, Deed Records of Ector County, Texas

County: Ector

Date of Sale: March 3, 2026

Time of Sale: 1:00 p.m.

Place of Sale: Ector County Courthouse

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

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

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

Stewart McKeehan, Trustee

THE ORIGINAL WAS  
FILED THIS 6th DAY OF  
February, 2026  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Shady Powell DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: February 6, 2026

Deed of Trust

Date: September 1, 2025
Grantor: Lucero Hermosillo Mendoza
Grantor's County: Ector
Beneficiary (or Holder): Santa Cruz Properties West, LLC
Trustee: Patrick Moore
Substitute Trustee: Patrick Moore or Aaron Alaniz or Gerardo Martinez
701 E. Expwy. 83, Suite 330
McAllen, Texas 78501-1147
Recording Information: Document Number 2025-00017531 in the Official Records, Ector County, Texas
Property: Lot 14, Youngville Subdivision, 2nd Filing, a replat of Lot 2, Block 4, Youngville Subdivision, Ector County, Texas, according to the map or plat thereof recorded in Cabinet D, Page 374, Plat Records of Ector County, Texas.

Note

Date: September 1, 2025
Amount: \$69,000.00
Debtor: Lucero Hermosillo Mendoza
Holder: Santa Cruz Properties West, LLC
Date of Sale of Property: March 3, 2026
Earliest Time of Sale of Property: 10:00 A.M.
Place of Sale of Property: The Front Door of the Ector County Courthouse (West Entrance) located at 300 N. Grant Ave., Odessa, Ector County, Texas 79761 or such other location as may be directed by the Commissioner's Court of Ector County, Texas

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

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

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

FILED THIS 9th DAY OF February, 2026
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY [Signature] DEPUTY

[Signature]
Patrick Moore, Substitute Trustee

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**THE STATE OF TEXAS           §**  
**§**           **KNOW ALL MEN BY THESE PRESENTS:**  
**COUNTY OF ECTOR            §**

**WHEREAS**, on, May 24, 2018 **Knox Real Property Development, LLC** ("Grantor") executed and delivered a Deed of Trust (the "Deed of Trust") conveying to **Alan Lackey**, as Trustee, the herein below described property located in Ector County, Texas, to secure **Prosperity Bank the successor by merger with Lone Star State Bank of West Texas**, in the payment of all indebtedness (collectively the "Note" and/or Notes) therein described, the Deed of Trust being filed and recorded under Clerk's Document Number 2018-00008440, 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 Note, 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 both the Deed of Trust and the Beneficiary designated and appointed under each respective Deed of Trust **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, March 3, 2026**. 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 County Commissioner's Office as the area for foreclosures to take place 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 and appurtenances thereto and all Personal Property (as defined in the Deed of Trust):

**TRACT I: A 108.45 acre tract of land located in the north part of 35, Block 44, T-2-S, T & P Ry. Company Survey Ector County, Texas and being more fully described by metes and bounds in Exhibit A attached to the Deed of Trust, dated May 24, 2018, executed by Knox Development, LLC, recorded under Document No. 2018-00008440, in the Official Public Records of Real Property of Ector County, Texas and incorporated by reference herein.**

**TRACT II: A 235.4 acre tract of land located in the west part of Section 36, Block 44, T-2-S, T & P Ry. Company Survey Ector County, Texas and being more fully described by metes and bounds in Exhibit B attached to the Deed of Trust, dated May 24, 2018, executed by Knox Development, LLC, recorded under Document No. 2018-00008440, in the Official Public Records of Real Property of Ector County, Texas and incorporated by reference herein.**

**TRACT III: A 150.00 acre tract of land located in the section 35, Block 44, T-2-S, T & P Ry. Company Survey Ector County, Texas and being more fully described by metes and bounds in Exhibit C attached to the Deed of Trust, dated May 24, 2018, executed by Knox Development, LLC, recorded under Document No. 2018-00008440, in the Official Public Records of Real Property of Ector County, Texas and incorporated by reference herein.**

**TRACT IV: A 5.00 acre tract of land located in the southwest part of section 35, Block 44, T-2-S, T & P Ry. Company Survey Ector County, Texas and being more fully described by metes and bounds in Exhibit D attached to the Deed of Trust, dated May 24, 2018, executed by Knox Development, LLC, recorded under Document No. 2018-00008440, in the Official Public Records of Real Property of Ector County, Texas and incorporated by reference herein.**

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 Smith, 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 6<sup>th</sup> day of February, 2026.

L. David Smith, Substitute Trustee

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

posted By  
JWS  
2-10-26

FILED THIS 10<sup>th</sup> DAY OF  
February, 2026  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Elizabeth James DEPUTY

63

## Notice of Foreclosure Sale

February 7, 2026

### Deed of Trust ("Deed of Trust"):

Dated: July 28, 2021

Grantor: Joshua Ingram

Trustee: Carey Stewart

Lender: Texas Bank

Recorded in: Instrument No. 2021-15864 of the real property records of Ector County, Texas

Legal Description: The Plat hereon of Lot 37, Block 1, UNIVERSITY GARDENS, an Addition to the City of Odessa, Ector County, Texas, Plat of which is recorded in Volume 16, Page 50-51, Plat Records of Ector County, Texas, located in Section 19, Block 41, T-2-S, T. & P. RY. Company Survey, Ector County, Texas, was prepared from measurement made on the group June 29, 2021, and all visible instructions and protrusions are shown

Property Address: 1239 Roanoke Drive, Odessa, TX 79761

Secures: Promissory Note ("Note") in the original principal amount of \$130,000.00, executed by Joshua Ingram ("Borrower") and payable to the order of Lender

Substitute Trustees: Craig C. Lesok, Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail, Agency Sales and Posting, LLC

Substitute Trustees' Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

### Foreclosure Sale:

Date: Tuesday, March 3, 2026

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.



Place: At the front door of the Ector County Courthouse (West Entrance), or if the previously designated area is no longer the designated area, at the area most recently designated by the County Commissioners Court

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 Texas Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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

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

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

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

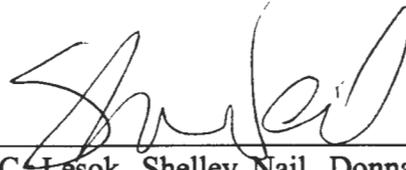
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

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

/s/ Craig C. Lesok

Craig C. Lesok  
Attorney for Mortgagee  
SBOT No. 24027446



Craig C. Lesok, Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail, Agency Sales and Posting, LLC  
226 Bailey Ave, Ste 101  
Fort Worth, TX 76107  
Telephone (817) 882-9991  
E-mail: craig@lesoklaw.com

FILED THIS 10<sup>th</sup> DAY OF  
February, 2020  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Elizabeth Jones DEPUTY

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23TX267-0295  
3081 NORTH VEGA AVENUE, ODESSA, TX 79764

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## NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:
- LOTS 6 AND 7, BLOCK 6, TOWN AND COUNTRY DEVELOPMENT ADDITION, A SUBDIVISION OF 58.23 ACRES OF LAND IN SECTION 15, BLOCK 43, T-2-S, T&P RY. CO. SURVEY, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN VOLUME 13, PAGE 13, PLAT RECORDS, ECTOR COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated December 28, 2005 and recorded on January 4, 2006 as Instrument Number 00000159 in the real property records of ECTOR County, Texas, which contains a power of sale.
- Sale Information:** March 03, 2026, 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 MISTY PRESLAR AND TREVOR PRESLAR secures the repayment of a Note dated December 28, 2005 in the amount of \$119,200.00. THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-2, whose address is c/o Carrington Mortgage Services, LLC, 500 N. State College Blvd. Suites 1030, 1300 and 1400, Orange, CA 92868, 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.



4865666

EF

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, ServiceLink Agency Sales and Posting, LLC, Dustin George

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

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

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

Certificate of Posting

I, Shelley Nail, declare under penalty of perjury that on the 10 day of Feb, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ECTOR County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED THIS 10<sup>th</sup> DAY OF February, 20 24  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY [Signature] DEPUTY

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

**NOTICE OF TRUSTEE'S SALE AND 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.**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate L.Scott Horne as Substitute Trustee to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under section 51.002 Texas property code as amended, and to proceed with a foreclosure of the Deed of Trust line securing the payment of the note.

WHEREAS, default has occurred in the payment of said herein referenced indebtedness and the same is now wholly due and the Mortgagee 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.

Notice is hereby given that on Tuesday, the 3rd day of March 2026; the undersigned will conduct a Substitute Trustee's Sale under the terms of the Deed of Trust to Secure Performance described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 10:00 o'clock, A.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Ector County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place is at the front door of the Ector County Courthouse (West Entrance), 300 N. Grant Avenue, Odessa, Texas 79761.

**Date of Deed of Trust to Secure Perfomance:** November 27, 2024

**Grantor:** P.G.M Rental Properties LLC

**Original Trustee named in Deed of Trust:** Sean A. Clemmensen, Esq.

**Substitute Trustee:** L. Scott Horne

**Original amount of Secured Indebtedness:** \$224,852.00

**Original Beneficiary named in Deed of Trust:** Creative Partner LLC

**Current Lien Holder:** Creative Partner LLC

**Property described in Deed of Trust:**

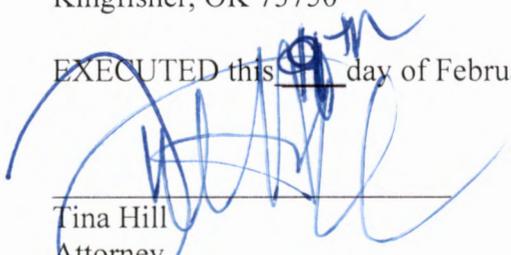
Lot 21, Block 19. EAST PARK ADDITION PHASE III, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat of record in Cabinet A. Page 49-C, Plat Records, Ector County, Texas. **More commonly known as 8712 Rainbow Drive, Odessa, TX 79765**

Said Deed of Trust is recorded under Document No. 2025-00000307 in the Deed of Trust Records of Ector County, Texas.

**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. Creative Partner LLC is representing themselves and their address is :

305 N. Main  
Kingfisher, OK 73750

EXECUTED this 9 day of February 2026

  
\_\_\_\_\_  
Tina Hill  
Attorney  
1795 Northwest Highway  
Garland, TX 75041  
972-271-1700

ACKNOWLEDGMENT

THE STATE OF TEXAS §  
§  
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 9<sup>th</sup> day of February, 2026, by Tina Hill, known to me personally or by driver's license, in the capacity therein stated.



*[Handwritten Signature]*

Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:  
Horne & Associates, PC  
1795 Northwest Highway  
Garland, Texas 75041

PREPARED IN THE LAW OF:  
Horne & Associates, PC  
1795 Northwest Highway  
Garland, Texas 75041

FILED THIS 10 DAY OF  
February, 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY ghadapowell DEPUTY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: February 5, 2026  
Original Trustee: Julius C. Dunlap  
Substitute Trustee: Ryan C. Gentry  
McGowan & McGowan, PC  
10933 Wayne Avenue  
Lubbock, Lubbock County, Texas 79424  
Lender: American Momentum Bank  
One Momentum Boulevard  
College Station, Brazos County, Texas 77845

Note:  
Date: September 13, 2023  
Maker: Dino Truck & Car Wash, LLC  
Payee: American Momentum Bank  
Principal Amount: \$4,836,800.00

Deed of Trust:  
Date: September 13, 2023  
Grantor: Dino Truck & Car Wash, LLC  
Beneficiary: American Momentum Bank  
Recording Information: Deed of Trust dated September 13, 2023a and filed and recorded under Instrument No. 2023--00015746 of the Official Public Records of Ector County, Texas

Property (including any improvements):  
See Exhibit "A"

Personal Property Collateral included in this Sale: None.

County: Ector County

Date of Sale: (first Tuesday of Month): March 3, 2026

Time of Sale: 11:00 a.m.

FILED THIS 9 DAY OF  
February, 20 26  
JENNIFER MARTIN, COUNTY CLERK  
ECTOR COUNTY, TEXAS  
BY Jennifer Martin DEPUTY

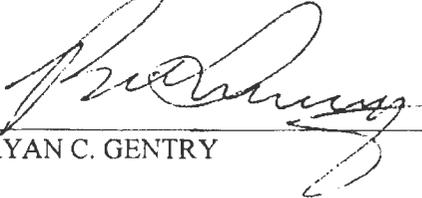
Place of Sale: **Ector County Courthouse in ODESSA, Texas, at the following location: Ector County Courthouse, 300 N. Grant, Odessa, TX 79761 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

Lender has appointed Ryan C. Gentry as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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

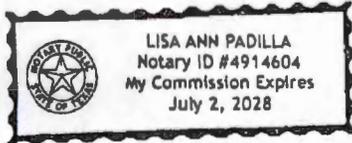
**ANY PURCHASER AT THIS FORECLOSURE SALE MAY STILL BE SUBJECT TO OTHER, SUPERIOR LIENS AGAINST THE PROPERTY.**

**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.**

  
\_\_\_\_\_  
RYAN C. GENTRY

STATE OF TEXAS §  
  §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this the 5th day of February 2026 appeared RYAN C. GENTRY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed me for the purposes herein expressed.



*[Handwritten signature]*

EXHIBIT "A"

FIELD NOTE DESCRIPTION OF A 5.00 ACRE TRACT OF LAND, SITUATED IN SECTION 16, BLOCK 43, TOWNSHIP 2 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, ECTOR COUNTY, TEXAS AND BEING THAT SAME TRACT DESCRIBED AS A 5.0 ACRE TRACT OF LAND OUT OF THE NORTH PART OF LOT 1, BLOCK 5, WESTRIDGE SUBDIVISION, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 7 ON PAGE 22 OF THE PLAT RECORDS OF SAID ECTOR COUNTY, IN A DEED RECORDED AS DOCUMENT NUMBER 2020-8136 IN THE OFFICIAL PUBLIC RECORDS OF SAID ECTOR COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT N.(y):10645483049, E.(x):1624387.58, A ONE HALF INCH IRON ROD WITH A YELLOW PLASTIC CAP FOUND ON THE SOUTH RIGHT OF WAY LINE OF WEST 42ND STREET AND BEING ACCEPTED AS THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE NORTHEAST CORNER HEREOF;

THENCE S.07°21'37"W., ALONG THE EAST LINE OF A 20 FOOT WIDE ALLEY AS SHOWN ON SAID PLAT, 329.65 FEET TO A ONE HALF INCH IRON ROD WITH A PLASTIC CAP MARKED "HOWELL RPLS 280", FOUND AT THE NORTHEAST CORNER OF THE REMAINDER A SAID LOT 1, DESCRIBED IN DOCUMENT NUMBER 2012-15466 IN SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHEAST CORNER HEREOF;

THENCE S.75°47'32"W., ACROSS SAID LOT 1, 649.59 FEET TO A ONE HALF INCH IRON ROD WITH A RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514" (RPC) SET ON THE EAST RIGHT OF WAY LINE OF NORTH MOSS AVENUE FOR THE SOUTHWEST CORNER HEREOF;

THENCE N.14°03'51"W., ALONG SAID RIGHT OF WAY, 287.11 FEET TO AN "RPC" SET FOR A CUTBACK CORNER, BEING THE WEST NORTHWEST CORNER HEREOF;  
THENCE N.30°51'48"E., ACROSS SAID CUTBACK 28.32 FEET TO AN "RPC" SET ON SAID SOUTH RIGHT OF WAY LINE OF WEST 42ND STREET, FOR THE NORTH NORTHWEST CORNER HEREOF;

THENCE N.75°50'00"E., ALONG SAID RIGHT OF WAY, 750.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES OF LAND.

Ector County Abstract & Title Co., Inc.

22114379

**THE STATE OF TEXAS  
COUNTY OF ECTOR**

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

2026-00002140 NOTICE  
02/09/2026 08:54:48 AM Total Fees: \$37.00  
Recorded By: Lorina Zavala

*Jennifer M Martin*



Jennifer Martin, County Clerk  
Ector County, Texas

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