

Vylla Solutions, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 25-36837

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 3/26/2024, Adam Joseph Evans and Sabrina Lynn Byram, husband and wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Angela R Hernandez, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for DHI Mortgage Company, Ltd., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$299,475.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for DHI Mortgage Company, Ltd., which Deed of Trust is Recorded on 4/1/2024 as Volume 2024-00005310, Book , Page , in Ector County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

Lot 2, Block 64, of Homestead at Parks Bell Ranch, 5th Filing-Phase 1, an Addition to the City of Odessa, Ector County, Texas, according to the Map or Plat Recorded in Cabinet C, Page 135-C & D, Plat Records of Ector County, Texas.

Commonly known as: **7308 WHITE CLIFF RD ODESSA, TX 79765**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Donna Trout, Shelley Nail, Zane Nail, Zia Nail, Zoey Fernandez, Auction.com, LLC, Agency Sales and Posting LLC, Xome Inc., Tejas Corporate Services LLC, Dustin George or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 is acting as the mortgage servicer for **JP MORGAN CHASE BANK, NATIONAL ASSOCIATION**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **1/6/2026 at 10:00 AM**, or no later than three (3) hours after such time, in Ector County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **The front door of the Ector County Courthouse (West entrance)**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.



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

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

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

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

WITNESS, my hand this 10/6/2025

WITNESS, my hand this 10/9/2025

Grecia Moreno

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

Zocy Fernandez

By: Substitute Trustee(s)
Donna Trout, Shelley Nail, Zane Nail, Zia Nail,
Zocy Fernandez
, Auction.com, LLC, Agency Sales and Posting
LLC, Xome Inc., Tejas Corporate Services LLC.
Dustin George
C/O Vylla Solutions, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

FILED THIS 9 DAY OF
October, 20 25

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY grizelda DEPUTY
campos

FILED THIS 16th DAY OF
October, 20 25

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

Notice of Substitute Trustee Sale BY Allyson Kinn DEPUTY

T.S. #: 25-16369

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: 1/6/2026
Time: The sale will begin no earlier than 12:00 PM or no later than three hours thereafter.
The sale will be completed by no later than 3:00 PM
Place: 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

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

Lot 4, Block 17, Gardendale Subdivision, a subdivision of Ector County, Texas, according to the map or plat of record in Volume 8, Page 47, Plat Records of Ector County, Texas.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 11/13/2019 and is recorded in the office of the County Clerk of Ector County, Texas, under County Clerk's File No 21017, recorded on 11/18/2019, The subject Deed of Trust was modified by Loan Modification recorded on 02/26/2025 as Instrument No. 2025-00003562 of the Real Property Records of Ector County, Texas.
Property Address: 16019 N ASTER AVE GARDENDALE, TX 79758

Trustor(s):	BILLIE J POWELL AND TROY POWELL	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR NATIONS RELIABLE LENDING, LLC ITS SUCCESSORS AND ASSIGNS
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Current Beneficiary:	NewRez LLC d/b/a Shellpoint Mortgage Servicing	Loan Servicer:	NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
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Current Substituted Trustees:	Auction.com, Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail, Catherine Carroll, Rick Snoko, Prestige Default Services, LLC, Agency Sales and Posting LLC
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The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

T.S. #: 25-16369

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 BILLIE J POWELL AND TROY POWELL, COMMUNITY PROPERTY. 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 \$292,946.00, executed by BILLIE J POWELL AND TROY POWELL, COMMUNITY PROPERTY, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR NATIONS RELIABLE LENDING, LLC ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of BILLIE J POWELL AND TROY POWELL, COMMUNITY PROPERTY to BILLIE J POWELL AND TROY POWELL. NewRez LLC d/b/a Shellpoint Mortgage Servicing 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:

NewRez LLC d/b/a Shellpoint Mortgage Servicing
c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
75 Beattie Place, Suite 300
Greenville, South Carolina 29601-2743
800-365-7107

T.S. #: 25-16369

Dated: 10-16-25 Auction.com, Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail,
Catherine Carroll, Risk Snoke, Prestige Default Services, LLC, Agency Sales and
Posting LLC



Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (800) 793-6107
Website: www.auction.com

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

Our Case No. 19-08630-FC-5

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF ECTOR

Deed of Trust Date:
February 16, 2018

Property address:
1510 PATTON DR
ODESSA, TX 79761

Grantor(s)/Mortgagor(s):
LUIS C. GONZALEZ AND TARRA GONZALEZ,
HUSBAND AND WIFE

LEGAL DESCRIPTION: Being all of Lot Six (6), Block Nine (9), Crescent Park, an addition to the City of Odessa, Ector County, Texas, as shown by plat thereof of record in the Plat Records of Ector County, Texas.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR
MORTGAGE SOLUTIONS OF COLORADO, LLC ITS
SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 12:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: JANUARY 6, 2026

Property County: ECTOR

Original Trustee: GREGORY S. GRAHAM

Recorded on: February 21, 2018
As Clerk's File No.: 2018-00002466
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

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

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

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

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JANUARY 6, 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, 10/17/25

MARINOSCI LAW GROUP, P.C.

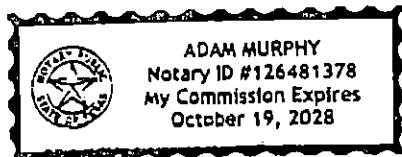
By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 17 day of OCT 2025, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



[Signature]
Notary Public for the State of TEXAS

My Commission Expires: 10-19-28 FILED THIS 23 DAY OF October, 20 25
Adam Murphy
Printed Name and Notary Public

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 19-08630

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

Posted by: Zoe Fernandez
10/23/2025

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 4/28/2017	Grantor(s)/Mortgagor(s): ERIK ALONSO BARBA DUBON AN UNMARRIED MAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GATEWAY MORTGAGE GROUP, LLC, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2017-00006574	Property County: ECTOR
Mortgage Servicer: LoanCare, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, VA 23452
Date of Sale: 1/6/2026	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: THE FRONT DOOR OF THE ECTOR COUNTY COURTHOUSE (WEST ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 8, BLOCK 9, LYNDALDE ADDITION, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 4, PAGE 16, PLAT RECORDS, ECTOR COUNTY, TEXAS.

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

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

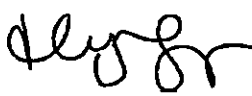
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

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

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

Dated: 10/20/2025



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

Dated: 10/23/2025

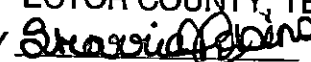
10/23/2025

Zoey Fernandez

Printed Name:



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

FILED THIS 23 DAY OF
October, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY  DEPUTY

MH File Number: TX-25-123457-POS
Loan Type: FHA

3101 N CENTURY AVENUE
ODESSA, TX 79762

00000010475242

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: January 06, 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 August 07, 2009 and recorded in Document CLERK'S FILE NO. 2009-00011086; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2023-00000023 real property records of ECTOR County, Texas, with JOHN MORRIS AND WIFE, JESSICA MORRIS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. (MERS) AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOHN MORRIS AND WIFE, JESSICA MORRIS, securing the payment of the indebtednesses in the original principal amount of \$117,826.00, 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



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.

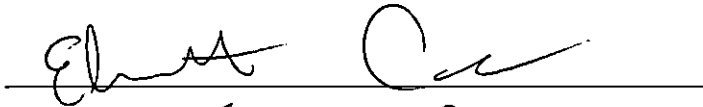
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, JONATHAN SCHENDEL, ANGIE USELTON, CHARLES GREEN, LISA BRUNO, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, JOSHUA 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.



Israel Saucedo

Certificate of Posting

My name is Elizabeth Cardenas, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 10.24.25 I filed at the office of the ECTOR County Clerk and caused to be posted at the ECTOR County courthouse this notice of sale.



Declarants Name: Elizabeth Cardenas

Date: 10.24.25

3101 N CENTURY AVENUE
ODESSA, TX 79762

00000010475242

00000010475242

ECTOR

EXHIBIT "A"

LOT 9, BLOCK 11, WINDSOR HEIGHTS ADDITION, AND ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 3, PAGE 74, PLAT RECORDS, ECTOR COUNTY, TEXAS.

FILED THIS 24th DAY OF
October, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Kandice Bass DEPUTY

FILED THIS 20th DAY OF
October, 20 25

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY Elizabeth J. [Signature] DEPUTY

Our Case No. 25-05193-FC-NJ

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

THE STATE OF TEXAS
COUNTY OF ECTOR

Deed of Trust Date:
December 27, 2024

Property address:
1326 CAJUN ST
ODESSA, TX 79765

Grantor(s)/Mortgagor(s):
ALEXANDER ORTEGA, A SINGLE MAN

LEGAL DESCRIPTION: LOT FOURTEEN (14), BLOCK ELEVEN (11), MARDI GRAS ESTATES, 5TH FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, PAGE 126B OF THE PLAT RECORDS OF ECTOR COUNTY, TEXAS.

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

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Date of Sale: JANUARY 6, 2026

Property County: ECTOR

Original Trustee: ALLAN B. POLUNSKY

Recorded on: December 30, 2024
As Clerk's File No.: 2024-00023242
Mortgage Servicer:
LAKEVIEW LOAN SERVICING, LLC

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

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

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

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Xome Inc., Tejas Corporate Services, LLC, Catherine Carroll, Donna Trout, Kristina McCrary, Shelley Nail, Marinosci Law Group PC, Resolve Trustee Services, LLC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JANUARY 6, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the **THE FRONT DOOR OF THE ECTOR COUNTY COURTHOUSE (WEST ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE** as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

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

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the 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, 10/27/25

MARINOSCI LAW GROUP, P.C.

By: [Signature]

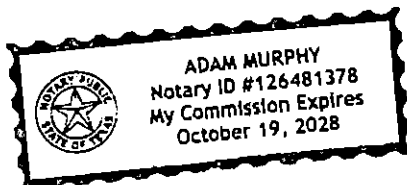
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 27 day of OCT 2025, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



[Signature]
Notary Public for the State of TEXAS

My Commission Expires: 10-19-28
ADAM MURPHY
Printed Name and Notary Public

[Signature]
10-29-25

Grantor: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY
SUITE 303
VIRGINIA BEACH, VA 23452
Our File No. 25-05193

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

Vylla Solutions, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 25-36825

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 3/16/2020, Ashley Kendall Lively, an unmarried woman, and Chase Michael Richardson, an unmarried man, joint tenants, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Michael Burns, Attorney at Law, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Ark-La-Tex Financial Services, LLC dba Benchmark Mortgage, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$234,572.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Ark-La-Tex Financial Services, LLC dba Benchmark Mortgage, which Deed of Trust is Recorded on 3/17/2020 as Volume 2020-5052, Book, Page, in Ector County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

Lot Fifty-Four (54), Block Twenty (20), Ratliff Ridge, 1st Filing, Phase 3, an Addition to the City of Odessa, Ector County, Texas, according to the map, plat and/or dedication deed thereof recorded in Cabinet C, Page 67 C of the Plat Records of Ector County, Texas.

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

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Brian Hooper, Mike Jansta, Mike Hayward, or Jay Jacobs, Auction.com, LLC, Agency Sales and Posting LLC, Xome Inc., Tejas Corporate Services LLC, Dustin George or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 is acting as the mortgage servicer for Carrington Mortgage Services, LLC, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **1/6/2026 at 10:00 AM**, or no later than three (3) hours after such time, in Ector County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE FRONT DOOR OF THE ECTOR COUNTY COURTHOUSE (WEST ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.



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

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

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

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

WITNESS, my hand this 10/27/2025

Grecia Moreno

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

WITNESS, my hand this

10-30-25

[Signature]

By: Substitute Trustee(s)
Shelley Nail, Donna Trout, Zane Nail, Zia Nail,
Zoey Fernandez, Brian Hooper, Mike Jansta, Mike
Hayward, or Jay Jacobs

,Auction.com, LLC, Agency Sales and Posting
LLC, Xome Inc., Tejas Corporate Services LLC,
Dustin George
C/O Vylla Solutions, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

FILED THIS *30* DAY OF
October, 20 *25*
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY *marcel silva* DEPUTY

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEES**

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 SUBSTITUTE TRUSTEE'S SALE

DATE: October 29, 2025

NOTE: Note described as follows:

Date: June 28, 2019
Maker: Charley Joe Carroll, Amanda Quintero
Payee: NewRez LLC d/b/a Shellpoint Mortgage Servicing successor to original lender
Original Principal Amount: \$171,828.00

DEED OF TRUST: Deed of Trust described as follows:

Date: June 28, 2019
Grantor: Charley Joe Carroll and Amanda Quintero, husband and wife
Trustee: Michael Burns, Attorney at Law
Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing successor to original lender
Recorded: INSTRUMENT NO. 2019-00011168, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF ECTOR COUNTY, TEXAS.

LENDER: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

BORROWERS: CHARLEY JOE CARROLL AND AMANDA QUINTERO

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN ECTOR COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND

IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: CHARLES GREEN, LISA BRUNO, ANGIE USELTON, PATRICK ZWIERS, CONRAD WALLACE, SHAWN SCHILLER, JOSHUA SANDERS, MATTHEW HANSEN, ALEENA LITTON, AUCTION.COM LLC, BOBBY FLETCHER, DANNA DENNEN, SHELLEY NAIL, DONNA TROUT, ZANE NAIL, ZIA NAIL, ZOELY FERNANDEZ, COBY NAIL, AND DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, Eighth Floor
Dallas, Texas 75219

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

JANUARY 6, 2026 the first Tuesday of the month, to commence at 12:00 P.M. or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In ECTOR County, Texas, at the ECTOR COUNTY COURTHOUSE, 300 N. GRANT, ODESSA, TEXAS 79761 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

RECITALS

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with the Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants,

representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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 PETITIONER OR PETITIONER'S ATTORNEY IMMEDIATELY.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: June 28, 2019
Grantor: Charley Joe Carroll and Amanda Quintero, husband and wife
Trustee: Michael Burns, Attorney at Law
Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing successor to original lender
Recorded: INSTRUMENT NO. 2019-00011168, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF ECTOR COUNTY, TEXAS.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN ECTOR COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF-RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: CHARLES GREEN, LISA BRUNO, ANGIE USELTON, PATRICK ZWIERS, CONRAD WALLACE, SHAWN SCHILLER, JOSHUA SANDERS, MATTHEW HANSEN, ALEENA LITTON, AUCTION.COM LLC, BOBBY FLETCHER, DANNA DENNEN, SHELLEY NAIL, DONNA TROUT, ZANE NAIL, ZIA NAIL, ZOHEY FERNANDEZ, COBY NAIL, AND DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed effective as of October 29, 2025, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: Lillian Riley

Name: Lillian A. Riley, Attorney for NewRez
LLC d/b/a Shellpoint Mortgage Servicing

THE STATE OF TEXAS

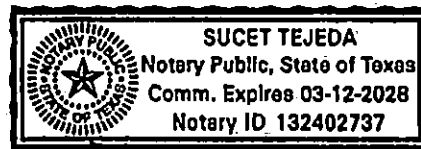
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COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day appeared Lillian A. Riley, and after being by me duly sworn, stated that they executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on October 29th 2025.

[Signature]
Notary Public, State of Texas



Notice of Sale executed by:

David Garvin

Name: David Garvin

Substitute Trustee

EXHIBIT A

LOTS 7 AND 8, BLOCK 11, LASSETER'S SUBDIVISION, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD OF VOLUME 3, PAGE 430, DEED RECORDS, ECTOR COUNTY, TEXAS.

24-04199

3138 NORTH DIXIE BOULEVARD, ODESSA, TX 79762

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

Property: The Property to be sold is described as follows:

LOT 15, BLOCK 14, REPLAT OF THE REPLAT OF BLOCKS 14 AND 15, EDGEMERE ADDITION, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 3, PAGE 35, PLAT RECORDS, ECTOR COUNTY, TEXAS.

Security Instrument: Deed of Trust dated October 4, 2007 and recorded on October 11, 2007 at Book 2185 and Page 497 Instrument Number 00017658 in the real property records of ECTOR County, Texas, which contains a power of sale.

Sale Information: January 6, 2026, at 12:00 PM, or not later than three hours thereafter, at the front door of the Ector County Courthouse (West Entrance), or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by ERNEST C ESPINO AND ISABEL G ESPINO secures the repayment of a Note dated October 4, 2007 in the amount of \$53,650.00. NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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

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

FILED THIS 6 DAY OF
November, 20 25

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY Jennifer Martin DEPUTY



4857126

Mary Company

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

Zoey Fernandez

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

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

Certificate of Posting

I, Zoey Fernandez, declare under penalty of perjury that on the 6th day of November, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ECTOR County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED THIS 10 DAY OF
NOVEMBER, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
marilyn silver DEPUTY

Our Case No. 25-05610-FC-NJ

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

THE STATE OF TEXAS
COUNTY OF ECTOR

Deed of Trust Date:
March 29, 2022

Property address:
1617 CASTLE RD
ODESSA, TX 79762

Grantor(s)/Mortgagor(s):
CAMERON DICKERSON, A SINGLE MAN

LEGAL DESCRIPTION: East 39' of Lot 67, and West 25' of Lot 66, Block 32, Replat of Blocks 8, 25 and 32, Windsor Heights Addition, Third Filing, an addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof of record in Volume 4, Page 2, Plat Records, Ector County, Texas.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR
NATIONS RELIABLE LENDING, LLC, ITS SUCCESSORS
AND ASSIGNS

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Date of Sale: JANUARY 6, 2026

Property County: ECTOR

Original Trustee: MEWAEL GHEBREMICHAEL

Recorded on: March 31, 2022
As Clerk's File No.: 2022-00006968
Mortgage Servicer:
LAKEVIEW LOAN SERVICING, LLC

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

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

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

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Xome Inc., Tejas Corporate Services, LLC, Catherine Carroll, Donna Trout, Kristina McCrary, Shelley Nail, Marinosci Law Group PC, Resolve Trustee Services, LLC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

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NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JANUARY 6, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the **THE FRONT DOOR OF THE ECTOR COUNTY COURTHOUSE (WEST ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE** as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

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

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the 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, 11/7/25

MARINOSCI LAW GROUP, P.C.

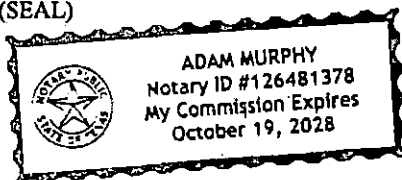
By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 7 day of Nov 2025, personally appeared **SAMMY HOODA**, ☐ known to me, who identified herself/himself to be the **MANAGING ATTORNEY** of **MARINOSCI LAW GROUP PC**, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



[Signature]
Notary Public for the State of TEXAS

My Commission Expires: 10-19-28

Adam Murphy
Printed Name and Notary Public

Grantor: **LAKEVIEW LOAN SERVICING, LLC**
3637 SENTARA WAY
SUITE 303
VIRGINIA BEACH, VA 23452
Our File No. 25-05610

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

Posted by Donna Trout

24

FILED THIS 10 DAY OF
November, 20 25
JENNIFER MUELLER COUNTY CLERK
ECTOR COUNTY, TEXAS
BY marley Silver DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-18680-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: 1/6/2026
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:

BEING A 0.415 ACRE TRACT OF LAND RECORDED IN DOCUMENT # 2005-9570, OFFICIAL PUBLIC RECORDS OF ECTOR COUNTY, TEXAS, AND LYING IN THE T&P RR CO SURVEY, BLOCK 43, TOWNSHIP 2 SOUTH, SECTION 14, SAID 0.415 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND LYING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY (ROW) LINE OF NORTH SOONER AVENUE (N SOONER) (BASED ON A 40 FEET WIDE ROW), WITH THE NORTH ROW LINE OF WEST BLAIR STREET (W BLAIR) (BASED ON A 50 FEET WIDE ROW), FROM WHICH THE NORTHEAST CORNER OF SECTION 14 BEARS N 75°58'26" E A DISTANCE OF 1796.61 FEET AND THENCE N 14°01'34" W A DISTANCE OF 1623.63 FEET;

THENCE S 76°01'18" W WITH THE NORTH ROW LINE OF W BLAIR A DISTANCE OF 130.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 13°12'42" W A DISTANCE OF 139.10 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING ALSO THE SOUTHWEST CORNER OF A 0.42 ACRE TRACT RECORDED IN VOLUME 1869, PAGE 394, OFFICIAL PUBLIC RECORDS OF ECTOR COUNTY, TEXAS;

THENCE N 76°01'18" E WITH THE SOUTH BOUNDARY LINE OF SAID 0.42 ACRE TRACT A DISTANCE OF 130.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING ALSO THE SOUTHEAST CORNER OF SAID 0.42 ACRE TRACT, AND LYING IN THE WEST ROW LINE OF N SOONER;

THENCE S 13°12'42" E WITH THE WEST ROW LINE OF N SOONER A DISTANCE OF 139.10 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.415 ACRE OF LAND.

BEARING BASIS: ALL BEARINGS SHOWN HEREIN ARE REFERENCED TO THE TEXAS PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, CENTRAL ZONE.

Commonly known as: 3807 N SOONER AVENUE ODESSA, TX 79764

25 R

T.S. #: 2025-18680-TX

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated 7/21/2016 and recorded in the office of the County Clerk of Ector County, Texas, recorded on 7/22/2016 under County Clerk's File No 2016-00010940, in Book — and Page — The subject Deed of Trust was modified by Loan Modification recorded 12/13/2023 as Instrument No. 2023-00020795; Loan Modification recorded 08/08/2024 as Instrument No. 2024-00013960 of the Real Property Records of Ector County, Texas.

Grantor(s):	FRANCISCO MELENDEZ AND MARIE FLORES MELENDEZ HUSBAND AND WIFE
Original Trustee:	M. KEITH STITT
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 GATEWAY MORTGAGE GROUP, LLC, ITS SUCCESSORS AND ASSIGNS
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

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

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 \$228,779.00, executed by FRANCISCO MELENDEZ AND MARIE FLORES MELENDEZ HUSBAND AND WIFE, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,

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T.S. #: 2025-18680-TX

INC., AS BENEFICIARY, AS NOMINEE FOR GATEWAY MORTGAGE GROUP, LLC, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

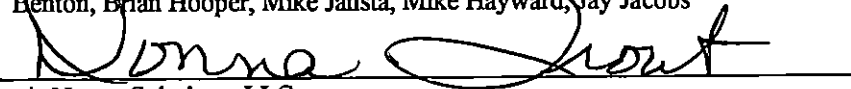
Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

T.S. #: 2025-18680-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: 11-10-2025

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

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: **April 30, 2018**

Grantor(s): **JESUS RENE SALCIDO AND ADRIANA BAILON, HUSBAND AND WIFE**

Original Mortgagee: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING**

Original Principal: **\$162,011.00**

Recording Information: **2018-000007000 re-recorded in 2019-14803**

Property County: **Ector**

Property: **Lot 4, Block 40, Fleetwood Addition, 3rd Filing, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat of record in Volume 8, Page 20, Plat Records, Ector County, Texas**

Property Address: **5012 Locust Avenue
Odessa, TX 79762**

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: **Broker Solutions Inc. dba New American Funding**

Mortgage Servicer: **New American Funding**

Mortgage Servicer Address: **8201 North FM 620
Suite 120
Austin, TX 78726**

SALE INFORMATION:

Date of Sale: **January 6, 2026**

Time of Sale: **10:00 AM or within three hours thereafter.**

Place of Sale: **At the front door of the Ector County Courthouse (West Entrance), or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

Substitute Trustee: **Agency Sales and Posting, LLC, and Padgett Law Group, any to act**

Substitute Trustee Address: **546 Silicon Dr., Suite 103,
Southlake, TX 76092**

FILED THIS 13 DAY OF
November 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Mariely Silverio DEPUTY

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APPOINTMENT OF SUBSTITUTE TRUSTEE:

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE 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 / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

CERTIFICATE OF POSTING

My name is Shelley Nail, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 11-13-25, I filed at the office of the Ector County Clerk to be posted at the Ector County courthouse this notice of sale.

Declarant's Name: Shelley Nail

Date: 11-13-25

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

WITNESS MY HAND this

day of

13 Nov 2025
Shelley Nail

FILED THIS 13 DAY OF
November, 20 25

JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Maribel Siverio DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-18765-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: 1/6/2026
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 15, BLOCK 24, DESERT RIDGE, 2ND FILING, PHASE 4, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET C, PAGES 92-A, B AND C, PLAT RECORDS, ECTOR COUNTY, TEXAS.

Commonly known as: 1905 WRIGLEY DR ODESSA, TX 79762

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 9/7/2022 and recorded in the office of the County Clerk of Ector County, Texas, recorded on 9/9/2022 under County Clerk's File No 2022-00018379, in Book - and Page - of the Real Property Records of Ector County, Texas.

Grantor(s):	Brandon Dupre, Unmarried Man
Original Trustee:	J. MARC HESSE
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 SFMC LP DBA SERVICE FIRST MORTGAGE COMPANY, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation

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T.S. #: 2025-18765-TX

Mortgage Servicer:

Freedom Mortgage Corporation

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

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 \$355,428.00, executed by Brandon Dupre, Unmarried Man, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for SFMC LP DBA SERVICE FIRST 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:

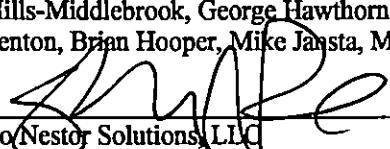
Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

T.S. #: 2025-18765-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: 11-13-25

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



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

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

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

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

FILED THIS 13 DAY OF
November, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Marilyn Smith DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 137890-TX

Date: November 11, 2025

County where Real Property is Located: Ector

ORIGINAL MORTGAGOR: CORY HAYNES AND ALLISON HAYNES, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR MORTGAGE RESEARCH CENTER,
LLC DBA VETERANS UNITED
HOME LOANS, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 3/21/2022, RECORDING INFORMATION: Recorded on 3/21/2022, as Instrument No.
2022-00006176

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 12, BLOCK 5, NORTH COUNTRY CLUB
ESTATES, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO
THE MAP OR PLAT OF RECORD IN VOLUME 8, PAGE 34, PLAT RECORDS, ECTOR COUNTY,
TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 1/6/2026, the foreclosure sale will be conducted in
Ector County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property
Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners
Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be
conducted no earlier than 12:00 PM, or not later than three (3) hours after that time, by one of the Substitute
Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien
indebtedness superior to the Deed of Trust.

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

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

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the
Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is



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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE AUCTION.COM, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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

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

Handwritten signature: Hollis Hamilton
11-13-25

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

NOTICE OF TRUSTEE'S SALE

Date of Notice: November 12th, 2025

Trustee: Jonathan Jasniak

Trustees'

Addresses: Jonathan Jasniak
404 Wimberly St.
Fort Worth, Texas 76107

Lender: Jaz Land, LLC, a Texas limited liability company
404 Wimberly St.
Fort Worth, Texas 76107

Holder: Jaz Land, LLC, a Texas limited liability company
404 Wimberly St.
Fort Worth, Texas 76107

Note: That certain Promissory Note Title dated December 22nd, 2024, from Jocelin Vargas, as borrower, to Lender, as lender, in the original principal amount of \$129,189.53

Deed of Trust:

Date: Effective as of December 22nd, 2024

Grantor: Jocelin Vargas

Lender: Jaz Land, LLC, a Texas limited liability company

Holder: Jaz Land, LLC, a Texas limited liability company

Recording

Information: File # 2025-00000534 Ector County, TX

Property: Lot 3 out of a 227.151 acre tract of land out of Section 11, Block 44, T-2-S, T & P RR Co. Survey, Ector County, TX, See Survey attached.

County: Ector County, Texas

Date of Sale (first
Tuesday of the month): January 6th, 2026

Time of Sale: 10:00 a.m. or 1:00 p.m.

Place of Sale: Ector County Courthouse, 300 N Grant Ave Odessa, TX
79761

Jonathan Jasniak (individually, a "Trustee") has been appointed by Holder as a Trustee under the Deed of Trust. Holder has instructed them as Trustee or as an individual Trustee, whichever the case may be, to offer the Property for sale toward satisfaction of said Note.

Notice is given that on the Date of Sale, a 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 (3) hours thereafter.

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 of the Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.


Jonathan Jasniak, Trustee

ACKNOWLEDGMENT

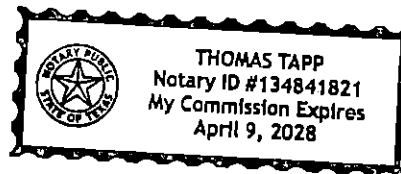
STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me on this 12th day of November, 2025, by Jonathan Jasniak, Trustee, in such capacity.


NOTARY PUBLIC, STATE OF TEXAS

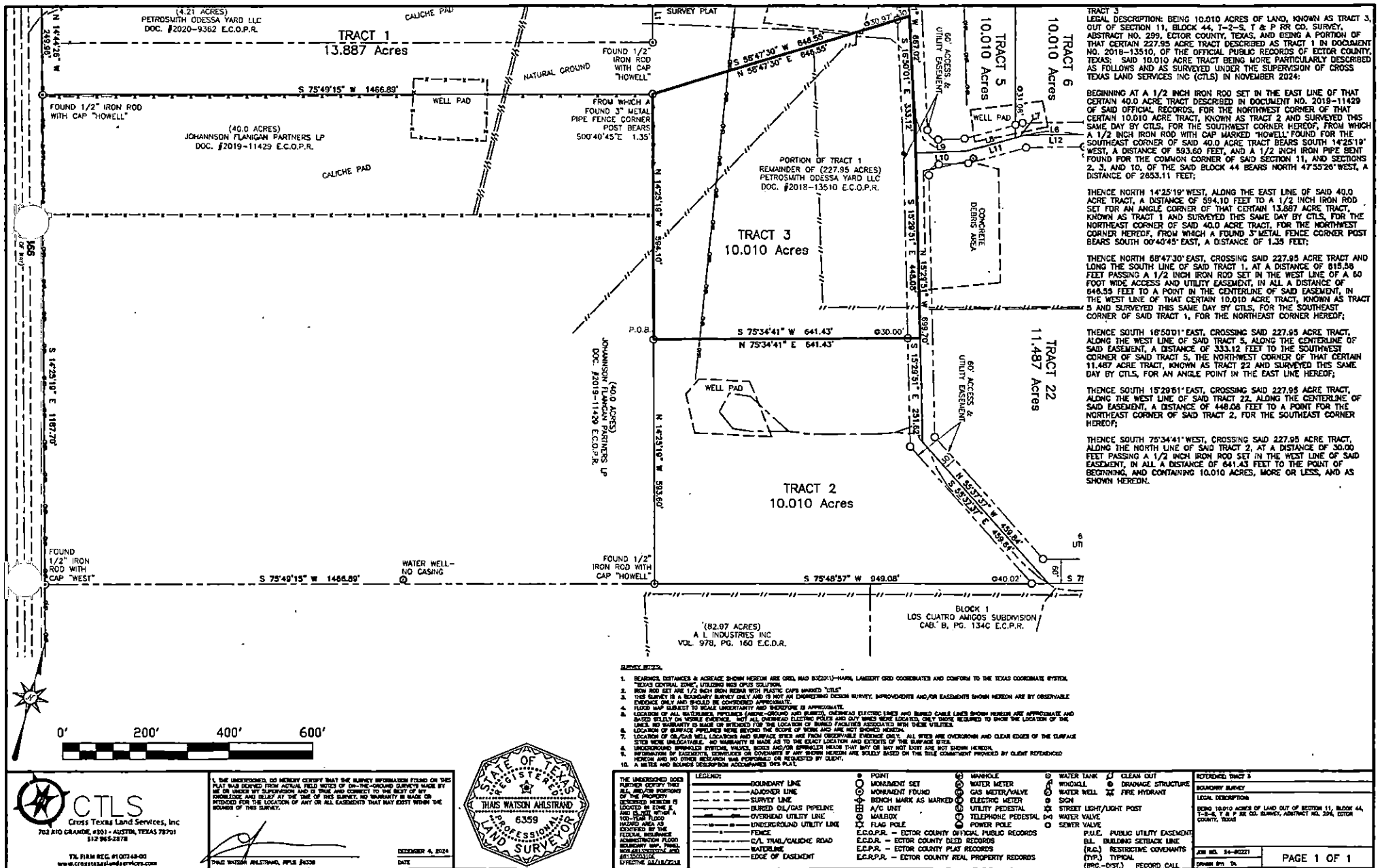
AFTER FILING RETURN TO:

Jaz Land, LLC
404 Wimberly St.
Fort Worth, Texas 76107



FILED THIS 17 DAY OF November, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Guadalupe Campos DEPUTY

047



TRACT 3
LEGAL DESCRIPTION: BEING 10.010 ACRES OF LAND, KNOWN AS TRACT 3, OUT OF SECTION 11, BLOCK 44, T-2-S, 1 & P RR CO. SURVEY, ABSTRACT NO. 229, ECTOR COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 227.95 ACRE TRACT DESCRIBED AS TRACT 1 IN DOCUMENT NO. 2018-13510, OF THE OFFICIAL PUBLIC RECORDS OF ECTOR COUNTY, TEXAS, SAID 10.010 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC (CTL) IN NOVEMBER 2024:

BEGINNING AT A 1/2 INCH IRON ROD SET IN THE EAST LINE OF THAT CERTAIN 40.0 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2018-11429 OF SAID OFFICIAL RECORDS, FOR THE NORTHWEST CORNER OF THAT CERTAIN 10.010 ACRE TRACT, KNOWN AS TRACT 2 AND SURVEYED THIS SAME DAY BY CTL; FOR THE SOUTHWEST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD WITH CAP MARKED "HOWELL" FOUND FOR THE SOUTHEAST CORNER OF SAID 40.0 ACRE TRACT BEARS SOUTH 14°25'19" WEST, A DISTANCE OF 593.60 FEET, AND A 1/2 INCH IRON PIPE BENT FOUND FOR THE COMMON CORNER OF SAID SECTION 11, AND SECTIONS 2, 3, AND 10, OF THE SAID BLOCK 44 BEARS NORTH 47°55'26" WEST, A DISTANCE OF 2653.11 FEET;

THENCE NORTH 14°25'19" WEST, ALONG THE EAST LINE OF SAID 40.0 ACRE TRACT, A DISTANCE OF 594.10 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THAT CERTAIN 13.887 ACRE TRACT, KNOWN AS TRACT 1 AND SURVEYED THIS SAME DAY BY CTL; FOR THE NORTHEAST CORNER OF SAID 40.0 ACRE TRACT, FROM WHICH A FOUND 3" METAL FENCE CORNER POST BEARS SOUTH 00°43'43" EAST, A DISTANCE OF 1.35 FEET;

THENCE NORTH 68°47'30" EAST, CROSSING SAID 227.95 ACRE TRACT AND LONG THE SOUTH LINE OF SAID TRACT 1, AT A DISTANCE OF 819.58 FEET PASSING A 1/2 INCH IRON ROD SET IN THE WEST LINE OF A 60 FOOT WIDE ACCESS AND UTILITY EASEMENT, IN ALL A DISTANCE OF 848.55 FEET TO A POINT IN THE CENTERLINE OF SAID EASEMENT, IN THE WEST LINE OF THAT CERTAIN 10.010 ACRE TRACT, KNOWN AS TRACT 5 AND SURVEYED THIS SAME DAY BY CTL; FOR THE SOUTHEAST CORNER OF SAID TRACT 1, FOR THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 16°50'01" EAST, CROSSING SAID 227.95 ACRE TRACT, ALONG THE WEST LINE OF SAID TRACT 5, ALONG THE CENTERLINE OF SAID EASEMENT, A DISTANCE OF 333.12 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 5, THE NORTHWEST CORNER OF THAT CERTAIN 11.487 ACRE TRACT, KNOWN AS TRACT 22 AND SURVEYED THIS SAME DAY BY CTL; FOR AN ANGLE POINT IN THE EAST LINE HEREOF;

THENCE SOUTH 15°29'51" EAST, CROSSING SAID 227.95 ACRE TRACT, ALONG THE WEST LINE OF SAID TRACT 22, ALONG THE CENTERLINE OF SAID EASEMENT, A DISTANCE OF 448.08 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID TRACT 2, FOR THE SOUTHEAST CORNER HEREOF;

THENCE SOUTH 75°34'41" WEST, CROSSING SAID 227.95 ACRE TRACT, ALONG THE NORTH LINE OF SAID TRACT 2, AT A DISTANCE OF 30.00 FEET PASSING A 1/2 INCH IRON ROD SET IN THE WEST LINE OF SAID EASEMENT, IN ALL A DISTANCE OF 641.43 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.010 ACRES, MORE OR LESS, AND AS SHOWN HEREOF.

- REMARKS:
- BEARINGS, DISTANCES & ACRES SHOWN HEREON ARE CORRECT, AND CONFORM TO THE TEXAS COORDINATE SYSTEM.
 - TEXAS COORDINATE SYSTEM, UTILIZING NAD 83 DATUM.
 - IRON ROD SET ARE 1/2 INCH IRON RODS WITH PLASTIC CAPS MARKED "CTL".
 - THIS SURVEY IS A BOUNDARY SURVEY ONLY AND IS NOT AN ENGINEERING DESIGN SURVEY. IMPROVEMENTS AND/OR EASEMENTS SHOWN HEREON ARE BY OBSERVABLE EVIDENCE ONLY AND SHOULD BE CONSIDERED APPROXIMATE.
 - PLACES NOT SUBJECT TO BEAR UNDETERMINED AND UNDETERMINED IS APPROXIMATE.
 - LOCATION OF ALL WATERBODIES, PIPELINES (UNDERGROUND AND BURIED), OVERHEAD ELECTRIC LINES AND BURIED CABLE LINES SHOWN HEREON ARE APPROXIMATE AND BASED ON AVAILABLE RECORDS. NOT ALL OVERHEAD ELECTRIC LINES AND BURIED CABLE LINES WERE RECORDED TO SHOW THE LOCATION OF THE LINES. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF BURIED FACILITIES ASSOCIATED WITH THESE UTILITIES.
 - LOCATION OF SURFACE PIPELINES SHOWN HEREON ARE BASED ON AVAILABLE RECORDS. NOT ALL SURFACE PIPELINES WERE RECORDED TO SHOW THE LOCATION OF THE LINES. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF SURFACE PIPELINES ASSOCIATED WITH THESE UTILITIES.
 - LOCATION OF SURFACE PIPELINES AND SURFACE STRUCTURES ARE FROM OBSERVABLE EVIDENCE ONLY. ALL SITES ARE OVERLOOKED AND CLEAR EDGES OF THE SURFACE STRUCTURES UNDETERMINED. NO WARRANTY IS MADE AS TO THE EXACT LOCATION AND EXTENTS OF THE SURFACE STRUCTURES.
 - UNDERGROUND, UNRECORDED EVIDENCE, VALVES, BOXES AND/OR SPRINGHEADS WERE NOT FOUND AND NOT SHOWN HEREON.
 - INFORMATION BY EASEMENTS, EVIDENCE OR OTHERWISE IF ANY SHOWN HEREON ARE SOLELY BASED ON THE TITLE COMMITMENT PROVIDED BY CLIENT REFERENCED HEREON AND NO OTHER RECORDS WERE RECORDED OR RECORDED BY CLIENT.
 - A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

THE UNDETERMINED DOES NOT INCLUDE ANY PART OF THE PROPERTY OF THE PROPERTY INTERESTED HEREIN IS LOCATED IN ONE OF THE FOLLOWING AREAS:	LEGEND:	POINT	WATER TANK	CLEAN OUT	RECORDED TRACT 3
BOUNDARY LINE	BOUNDARY LINE	MONUMENT SET	WATER METER	WINDHOLE	BOUNDARY SURVEY
ADJACENT LINE	ADJACENT LINE	MONUMENT FOUND	GAS METER/VALVE	WATER WELL	LOCAL DESCRIPTION
SURVEY LINE	SURVEY LINE	BENCH MARK AS MARKED	ELECTRIC METER	SIGN	BEING 16.910 ACRES OF LAND OUT OF SECTION 11, BLOCK 44, T-2-S, 1 & P RR CO. SURVEY, ABSTRACT NO. 229, ECTOR COUNTY, TEXAS
BURIED OIL/GAS PIPELINE	BURIED OIL/GAS PIPELINE	A/C UNIT	UTILITY PEDISTAL	STREET LIGHT/LIGHT POST	
OVERHEAD UTILITY LINE	OVERHEAD UTILITY LINE	WATER VALVE	TELEPHONE PEDISTAL	SEWER VALVE	
UNDERGROUND UTILITY LINE	UNDERGROUND UTILITY LINE	WATER VALVE	POWER POLE	P.U.E. PUBLIC UTILITY EASEMENT	
FENCE	FENCE	FLAG POLE	WATER VALVE	B.L. BUILDING SETBACK LINE	
C/L TRAIL/CALICHE ROAD	C/L TRAIL/CALICHE ROAD	E.C.O.P.R. - ECTOR COUNTY OFFICIAL PUBLIC RECORDS	WATER VALVE	R.E.L. RESTRICTIVE COVENANTS	
WATER WELL - NO CASING	WATER WELL - NO CASING	E.C.D.R. - ECTOR COUNTY DEED RECORDS	WATER VALVE	(TYP.) TYPICAL	
WATER WELL - NO CASING	WATER WELL - NO CASING	E.C.P.R. - ECTOR COUNTY PLAT RECORDS	WATER VALVE	(R.S. - P.S.) RECORD CALL	
WATER WELL - NO CASING	WATER WELL - NO CASING	E.C.P.R. - ECTOR COUNTY REAL PROPERTY RECORDS	WATER VALVE		

1. I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAT WAS OBTAINED FROM ACTUAL FIELD NOTES OF ON-THE-GROUND SURVEYS MADE BY ME OR UNDER MY SUPERVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

TRAVIS WATSON AHLSTRAND, PLS 6359

DATE: DECEMBER 4, 2024

CTL
Cross Texas Land Services, Inc.
702 RIO GRANDE, #301 - AUSTIN, TEXAS 78701
512.965.2278

TX PLAT REG. #100748-01
www.crosslandservices.com



NOTICE OF TRUSTEE'S SALE

Date of Notice: November 12th, 2025

Trustee: Jonathan Jasniak

Trustees'

Addresses: Jonathan Jasniak
404 Wimberly St.
Fort Worth, Texas 76107

Lender: Jaz Land, LLC, a Texas limited liability company
404 Wimberly St.
Fort Worth, Texas 76107

Holder: Jaz Land, LLC, a Texas limited liability company
404 Wimberly St.
Fort Worth, Texas 76107

Note: That certain Promissory Note Title dated January 4th, 2025, from Steven Huerta and Lisetta Mata, as borrower, to Lender, as lender, in the original principal amount of \$129,189.53

Deed of Trust:

Date: Effective as of January 4th, 2025

Grantor: Steven Huerta and Lisetta Mata

Lender: Jaz Land, LLC, a Texas limited liability company

Holder: Jaz Land, LLC, a Texas limited liability company

Recording

Information: File # 2025-000001988 Ector County, TX

Property: Lot 5 out of a 227.151 acre tract of land out of Section 11, Block 44, T-2-S, T & P RR Co. Survey, Ector County, TX, See Survey attached.

County: Ector County, Texas

Date of Sale (first

Tuesday of the month): January 6th, 2026

Time of Sale: 10:00 a.m. or 1:00 p.m.

Place of Sale: Ector County Courthouse, 300 N Grant Ave Odessa, TX
79761

Jonathan Jasniak (individually, a "Trustee") has been appointed by Holder as a Trustee under the Deed of Trust. Holder has instructed them as Trustee or as an individual Trustee, whichever the case may be, to offer the Property for sale toward satisfaction of said Note.

Notice is given that on the Date of Sale, a 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 (3) hours thereafter.

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 of the Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.


Jonathan Jasniak, Trustee

ACKNOWLEDGMENT

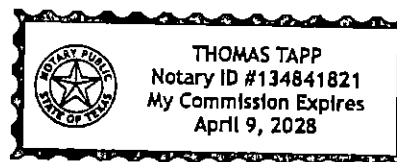
STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me on this 12th day of November, 2025, by Jonathan Jasniak, Trustee, in such capacity.


NOTARY PUBLIC, STATE OF TEXAS

AFTER FILING RETURN TO:

Jaz Land, LLC
404 Wimberly St.
Fort Worth, Texas 76107



FILED THIS 17 DAY OF
November, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Guminda Campos DEPUTY

43

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: LOT 5, BLOCK 10, KENWOOD ESTATES ADDITION, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 5, PAGE 11, PLAT RECORDS, ECTOR COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/21/2023 and recorded in Document 2023-00021460 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: 01/06/2026

Time: 12:00 PM

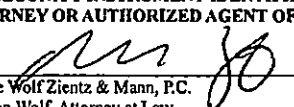
Place: Ector County, Texas at the following location: THE FRONT DOOR OF THE ECTOR COUNTY COURTHOUSE (WEST ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 ZACHARY ELTON DINGLER AND TENIKA ADAMS DINGLER, provides that it secures the payment of the indebtedness in the original principal amount of \$263,439.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Click n' Close, Inc. is the current mortgagee of the note and deed of trust and CLICK N CLOSE, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Click n' Close, Inc. c/o CLICK N CLOSE, INC., PO Box 2229, Addison, TX 75001 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 Belli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

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

Certificate of Posting

I am Shelly Nail 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 12-25-25 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 20 DAY OF November, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Guinda Campos DEPUTY

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NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT 27, BLOCK 37, NORTH PARK ADDITION, 13TH FILING, PHASE II, AN ADDITION TO THE CITY OF ODESSA, BEING A SUBDIVISION OF 39.85 ACRES OF LAND IN SECTION 34, BLOCK 42, T-1-S, T&P RR. CO. SURVEY, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET B, PAGES 137 D AND 138-A PLAT RECORDS, ECTOR COUNTY, TEXAS.

Security Instrument: Deed of Trust dated October 19, 2018 and recorded on October 22, 2018 as Instrument Number 2018-00017079 in the real property records of ECTOR County, Texas, which contains a power of sale.

Sale Information: January 06, 2026, at 12:00 PM, or not later than three hours thereafter, at the front door of the Ector County Courthouse (West Entrance), or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by MATTHEW MARTINEZ AND AIDA TARWATER secures the repayment of a Note dated October 19, 2018 in the amount of \$270,000.00. TH MSR HOLDINGS LLC, whose address is c/o RoundPoint Mortgage Servicing LLC, 446 Wrenplace Road, Fort Mill, SC 29715, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing 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.

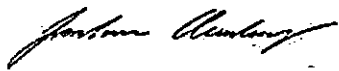
Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



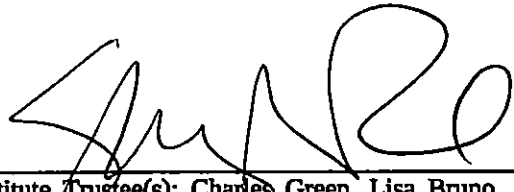
Substitute Trustee(s): Charles Green, Lisa Bruno, Angie Uelton, Patrick Zwiers, Conrad Wallace, Shawn Schiller, Joshua Sanders, Matthew Hansen, Aleena Litton, Bobby Fletcher, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs,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

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

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



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



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

Certificate of Posting

I, Shelley Nail, declare under penalty of perjury that on the 20 day of NOV, 2025 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ECTOR County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED THIS 20 DAY OF
NOVEMBER, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Guadalupe Campos DEPUTY

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

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

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

Sale Information: January 06, 2026, at 12:00 PM, or not later than three hours thereafter, at the front door of the Ector County Courthouse (West Entrance), or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by ANGEL ROMAN secures the repayment of a Note dated October 22, 2018 in the amount of \$132,554.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

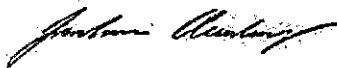
Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



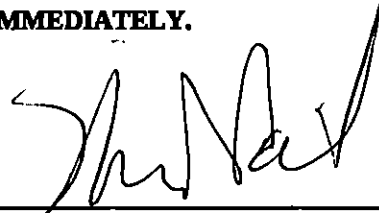
Substitute Trustee(s): Charles Green, Lisa Bruno, Angie Uelton, Patrick Zwiers, Conrad Wallace, Shawn Schiller, Joshua Sanders, Matthew Hansen, Aleena Litton, Bobby Fletcher, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs,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

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

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

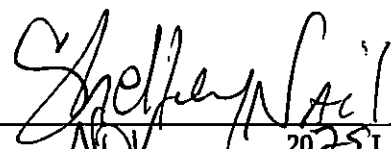



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



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

Certificate of Posting

I,  declare under penalty of perjury that on the 20 day of NOV, 2025 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ECTOR County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED THIS 20 DAY OF NOVEMBER, 2025
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY  DEPUTY
49

25TX935-0354
2300 BOISE DRIVE, ODESSA, TX 79762

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT 33, BLOCK 8, DESERT RIDGE, 3RD FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET B, PAGE 176-C&D, PLAT RECORDS, ECTOR COUNTY, TEXAS.

Security Instrument: Deed of Trust dated July 22, 2020 and recorded on July 28, 2020 as Instrument Number 2020-13695 in the real property records of ECTOR County, Texas, which contains a power of sale.

Sale Information: January 06, 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 CHRISTOPHER LEE GETSCHMANN AND SHELBY HAYNES secures the repayment of a Note dated July 22, 2020 in the amount of \$297,573.00. NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



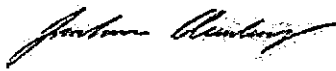
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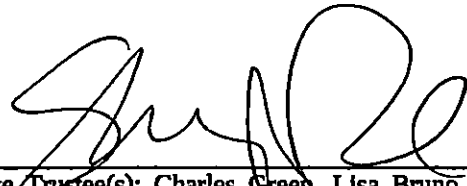
Substitute Trustee(s): Charles Green, Lisa Bruno, Angie Uelton, Patrick Zwiers, Conrad Wallace, Shawn Schiller, Joshua Sanders, Matthew Hansen, Aleena Litton, Bobby Fletcher, Dana Dennen, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, 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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Charles Green, Lisa Bruno, Angie Uelton, 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, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Shelley Nail, declare under penalty of perjury that on the 20 day of NOV, 2025 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ECTOR County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED THIS 20 DAY OF
November, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Graciela Campos DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-18986-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: 1/6/2026
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 SEVENTEEN (17), BLOCK FIVE (5), CORRECTION PLAT OF HILLMONT ESTATES, 1ST FILING, A SUBDIVISION OF ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET C, 154A AND B, PLAT RECORDS, ECTOR COUNTY, TEXAS.

Commonly known as: 409 STAGHORN DR ODESSA, TX 79765

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 2/9/2024 and recorded in the office of the County Clerk of Ector County, Texas, recorded on 2/9/2024 under County Clerk's File No 2024-00002193, in Book - and Page - of the Real Property Records of Ector County, Texas.

Grantor(s): ZANE UNDERWOOD, A SINGLE MAN
Original Trustee: EASTON W. CRAFTS
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 Directions Equity, LLC, its successors and assigns
Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is

T.S. #: 2025-18986-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 \$242,078.00, executed by ZANE UNDERWOOD, A SINGLE MAN, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Directions Equity, LLC, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

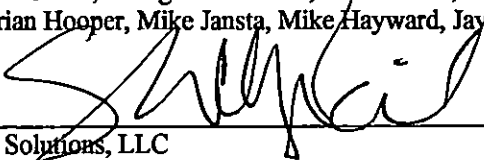
Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

T.S. #: 2025-18986-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: 11-20-25

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



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

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

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

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

FILED THIS 20 DAY OF
NOVEMBER, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY ANISIDA DEPUTY
CAMPUS

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THE STATE OF TEXAS §
 §
COUNTY OF ECTOR §

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, On the 21st day of February, 2024, **ADAN CASTILLO VENZOR and JULISSA VILLAR** executed a Deed of Trust conveying to **JIM S. DIXON**, Trustee, the real estate hereinafter described to secure **AMERICAN MOMENTUM BANK**, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 2024-00003041, 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 **6th** day of **January, 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.**

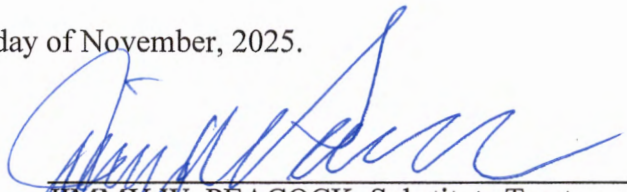
This Sale is subject to outstanding taxes, restrictions, and all other items of record.

Said real estate is described as follows:

Lot 26, Block 3, SMITH HEIGHTS, 2nd FILING, a Replat of Lots 13 thru 15, Block 2, and Lots 16 & 17, Block 3, an Addition to the City of Odessa, Texas according to the map or plat thereof of record Cabinet C, Page 80-C, Plat Records, Ector County, Texas; EXCEPT all oil, gas and other minerals as heretofore reserved by prior grantors

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

WITNESS MY HAND this 19th day of November, 2025.


JIMMY W. PEACOCK, Substitute Trustee
ATTEST: JIMMY W. PEACOCK

00000010604171

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.

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

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452



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

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

Israel Saucedo

Ruth A Garza

Israel Saucedo

Certificate of Posting

My name is *Ruth A. Garza*, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on *November 21, 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: *November 21, 2025*

FILED THIS *21* DAY OF
November, 20 *25*
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY *[Signature]* DEPUTY

1724 E 50TH ST
ODESSA, TX 79762

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ECTOR

EXHIBIT "A"

LOT 17, BLOCK 45, FLEETWOOD ADDITION, 3RD FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 8, PAGE 20, PLAT RECORDS, ECTOR COUNTY, TEXAS.

7205 RAPHAEL STREET
ODESSA, TX 79765

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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: January 06, 2026

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 06, 2019 and recorded in Document INSTRUMENT NO. 2019-15260; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS INSTRUMENT NO(S). 2021-24018, 2022-00020755 AND 2025-00004378 real property records of ECTOR County, Texas, with JEREMY SALAZAR AND AMANDA SALAZAR 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 JEREMY SALAZAR AND AMANDA SALAZAR HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$292,830.00, 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



NTSS00000010645562

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

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

Il sb

Ruth A Garza

Israel Saucedo

Certificate of Posting

My name is *Ruth A. Garza*, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on *November 21, 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:

November 21, 2025

FILED THIS *21* DAY OF
November, 20 *25*
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY *[Signature]* DEPUTY

7205 RAPHAEL STREET
ODESSA, TX 79765

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ECTOR

EXHIBIT "A"

LOT 44, BLOCK 1, RENAISSANCE ESTATES, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET B, PAGE(S) 77-A, B, AND C, PLAT RECORDS OF ECTOR
COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-18993-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: 1/6/2026
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 10, Block 12, Dorothy Lea Addition, an addition to the City of Odessa, Ector County, Texas, according to the map or plat of record in Volume 4, Page 43, Plat Records, Ector County, Texas.

Commonly known as: 1212 AUTUMN AVE ODESSA, TX 79763-4799

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated 4/9/2018 and recorded in the office of the County Clerk of Ector County, Texas, recorded on 4/10/2018 under County Clerk's File No 2018-00005550, in Book -- and Page -- The subject Deed of Trust was modified by Loan Modification recorded as Instrument No. 2024-00015179 and recorded on 08/29/2024; Loan Modification recorded as Instrument No. 2025-00006960 and recorded on 04/10/2025. of the Real Property Records of Ector County, Texas.

Grantor(s):	ALEXIS GUADALUPE ARIAS PALMA AND KRYSTAL FLORES, HUSBAND AND WIFE
Original Trustee:	L. Keller Mackie
Substitute Trustee:	Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Shelley Nail, Zane Nail, Zia Nail, Zoey Fernandez, Donna Trout, Abstracts/Trustees of Texas, LLC, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Johnie Eads, Ed Henderson, Jeff Benton, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for FBC Mortgage, LLC, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

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

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T.S. #: 2025-18993-TX

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

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

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

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

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 \$108,007.00, executed by ALEXIS GUADALUPE ARIAS PALMA AND KRYSTAL FLORES, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for FBC Mortgage, LLC, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

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

T.S. #: 2025-18993-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: 11.25.25

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


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

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

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

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

FILED THIS 25th DAY OF
November, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Kandice Bass DEPUTY

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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: 1/6/2026
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

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY Marilyn Silverio DEPUTY

05

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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

66

T.S. #: 2025-19290-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: 12-4-25

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



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

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

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

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

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NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS on March 26, 2012 a certain Fixed Rate Home Equity Conversion Deed of Trust ("Deed of Trust") was executed by DONNA LEA VAUGHN, UMNMARRIED, as mortgagors to CHRISTOPHER MULLINS, as Trustee, for the benefit of AMERICAN ADVISORS GROUP and was recorded on April 4, 2012 in the Official Public Records of Real Property of ECTOR County Texas under Document No. Document No. 2012-0000518; and

WHEREAS the Deed of Trust was insured by the United States Secretary of Housing and Urban Development ("the Secretary") pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated December 5, 2017, recorded in the Official Public Records of Real Property of ECTOR County Texas under Document No. 2017-00018141; and

WHEREAS a default has been made in the covenants and conditions of the Deed of Trust in that a Borrower dies and the Property is not the principal residence of at least one surviving borrower; and

WHEREAS the entire amount delinquent as of November 13, 2025, is \$160,600.24; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable.

NOW THEREFORE, pursuant to powers vested in me by the Single-Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner dated July 13, 2022 and recorded in the Official Public Records of ECTOR County, Texas, on January 6, 2026, between the hours of 10:00 AM and 1:00 PM Central Standard Time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

LOT 11, BLOCK 10, REPLAT OF HIGHLAND PARK ADDITION, AN ADDITION TO THE TOWN OF ODESSA, ECTOR COUNTY, TEXAS, BEING THE SAME PROPERTY CONVEYED TO ALMA DEE FERBER BY CHARLES B. PERRY, BY TRUSTEE'D DEED DATED MARCH 4, 1958, RECORDED IN VOLUME 303, PAGE 317, DEED RECORDS, OF ECTOR COUNTY, TEXAS.
Commonly known as 519 W 25TH STREET, ODESSA, TX 79761

The sale will be held between the hours of 10:00 AM and 1:00 PM at public venue in the area designated by the ECTOR County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where this Notice of Default and Foreclosure Sale was posted.

FILED THIS 4 DAY OF

The earliest time the sale will occur is 10:00 AM Central Standard Time December, 20 25.

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY Mariely Silverio DEPUTY

The Secretary of Housing and Urban Development will bid \$170,236.64.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro-rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$17,023.66 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$17,023.66 must be presented before the bidding is closed.

The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

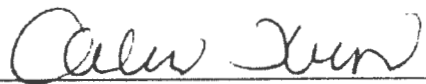


The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is \$160,600.24 as of November 13, 2025 plus per diem interest from and after such date until paid in full, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: November 26, 2025

Foreclosure Commissioner



Carolyn A. Taylor
Hughes, Watters & Askanase, LLP
1201 Louisiana Street, 28th Floor
Houston, Texas 77002
CTaylor@hwa.com
(713) 590-4200

posted By
Sylvia
12-4-25

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ECTOR County

Deed of Trust Dated: November 10, 2009

Amount: \$154,500.00

Grantor(s): JUANITA DODSON

Original Mortgagee: URBAN FINANCIAL GROUP

Current Mortgagee: BELTWAY CAPITAL, LLC

Mortgagee Servicer and Address: c/o BSI FINANCIAL SERVICES, 314 S Franklin St., Titusville, PA 16354

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 2009-00016604

Legal Description: E/44.5' OF LOT 16 AND THE W/27.5' OF LOT 17, BLOCK 2, REPLAT OF BECKWOOD TERRACE ADDITION, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN VOLUME 8, PAGE 40, PLAT RECORDS, ECTOR COUNTY, TEXAS.

WHEREAS JUANITA DODSON is deceased.

Date of Sale: January 6, 2026 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM


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

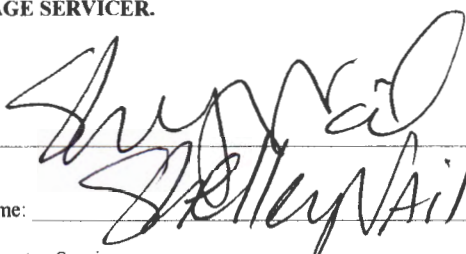
JONATHAN SCHENDEL OR ANGIE USELTON, CHARLES GREEN, JOSHUA SANDERS, LISA BRUNO, RAMIRO CUEVAS, PATRICK ZWIERS, CONRAD WALLACE, KRISTOPHER HOLUB, DANA KAMIN, MATTHEW HANSEN, ALEENA LITTON, BOBBY FLETCHER, DAVID RAY, DANA DENNEN, SHELLEY NAIL, DONNA TROUT, ZANE NAIL, ZIA NAIL, ZOEY FERNANDEZ, CASSIE MARTIN OR JOHNIE EADS, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, AND JAY JACOBS, SHAWN SCHILLER, AUCTION.COM LLC, TEJAS CORPORATE SERVICES LLC., XOME INC. have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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


Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2025-003760


Printed Name: _____
c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850
Addison, TX 75254

FILED THIS 4 DAY OF
December 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Marilely Silverio DEPUTY

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

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated July 1, 2024, executed by **DANYSBEL LOPEZ MANTILLA, A SINGLE PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2024-00011464, Official Public Records of Ector County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltnine, 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, January 6, 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 2025 Champion Manufactured Home, Serial No. 125000HA014461A.

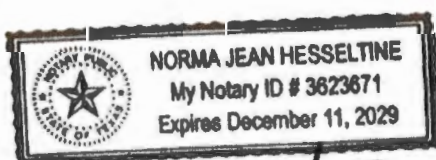
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 2 day of December, 2025.

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

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 2 day of December, 2025, to certify which witness my hand and official seal.



Handwritten signature of Norma Jean Hesseltnine
12-4-25

NOTARY PUBLIC, STATE OF TEXAS
FILED THIS 4 DAY OF
December, 20 25

JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Manely Sinerio DEPUTY

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EXHIBIT "A"

Lot 9, Block 2, MCCABE ADDITION, PHASE II, a subdivision of Ector County, Texas, according to the map or plat of record in Cabinet B, Page 174-D, Plat Records, Ector County, Texas.

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 July 10, 2023, executed by ANGEL O. ACEDO QUINTANA, A SINGLE PERSON, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 2023-00011926, 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, January 6, 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 2023 Champion Manufactured Home, Serial No. 025000HA003435AB.

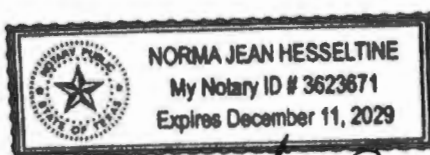
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 2 day of December, 2025.

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

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 2 day of December, 2025, to certify which witness my hand and official seal.



Jennifer Martin
NOTARY PUBLIC, STATE OF TEXAS
FILED THIS 4 DAY OF
December, 20 25

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

Proced Rep
12-4-25

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EXHIBIT "A"

Lot 11, Block 22, Horizon Addition, being a replat of Lots 4 and 5, Block 22, Pleasant Farms Subdivision, 2nd Filing, a subdivision of Ector County, Texas, according to the map or plat of record in Cabinet C, Page 114-D, Plat Records, Ector County, Texas.

Original Filed for Record this 4th day of
December, 2025 at 3:45 o'clock P.M.
JENNIFER MARTIN
County Clerk, Ector County, Texas
By Shad Powell Deputy

1219 PUEBLO STREET
ODESSA, TX 79761

00000010650554

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: January 06, 2026

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 29, 2024 and recorded in Document INSTRUMENT NO. 2024-00013372 real property records of ECTOR County, Texas, with ANGEL ESPIRIDON ZUNIGA AND ONEIDA KARIME ROMERO VILLA, 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 ANGEL ESPIRIDON ZUNIGA AND ONEIDA KARIME ROMERO VILLA, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$191,468.00, 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

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

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

Israel Saucedo

Ruth A Garza

Israel Saucedo

Certificate of Posting

My name is Ruth A Garza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on December 4, 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: December 4, 2025

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1219 PUEBLO STREET
ODESSA, TX 79761

00000010650554

00000010650554

ECTOR

EXHIBIT "A"

LOT 28, BLOCK 4, ROSE TERRACE ADDITION, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS,
ACCORDMG TO THE MAP OR PLAT OF RECORD IN VOLUME 8, PAGE 3, PLAT RECORDS, ECTOR COUNTY, TEXAS.

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NOTICE OF TRUSTEE'S SALE

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

1. **Property to Be Sold.** The property to be sold is **N. Alvarado Avenue, Odessa, Texas 79763**, described as follows:

Lot 6, Block 1, Replat of a 65' Wide Future Road Easement in Blocks 3 and 4, and a 10.00 acre tract of land out of Block 4, TTF RANCH ESTATES, a Subdivision of Odessa, Ector County, Texas, according to the map or plat thereof of record in Cabinet C, Page 77C, Plat Records, Ector County, Texas. EXCEPT ALL oil, gas, and other minerals, in, on, or under said land.
2. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively) the "Obligation") including but not limited to (a) the Note in the original principal amount of \$30,000.00, dated March 24, 2022, executed by JUAN A. C. ALVARADO and wife, LENDSAY N. LECHLER, and payable to the order of HOMERO ALVARADO; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtedness of JUAN A. C. ALVARADO and wife, LENDSAY N. LECHLER to HOMERO ALVARADO, is the current owner and holder of the Obligation and is the beneficiary under the Deed of Trust. Questions concerning the sale may be directed to Eben D. Warner, III, at 712 N. Texas, Odessa, Texas, 79761.
3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust recorded in Document Number 2022- 6962, in the Official Public Records, Ector County, Texas.
4. **Date, Time, and Place of Sale.** The sale is scheduled to held at the following date, time, and place:

Date: January 6, 2026, between 10:00 a.m. and 1:00 p.m.
Time: Earliest time of sale will begin is 10:00 a.m.
Place: Front door (West entrance) of Ector County Courthouse or as otherwise designated by County Commissioner.

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

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

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

Dated: December 8, 2025.

Eben D. Warner, III
EBEN D. WARNER, III

FILED THIS 8th DAY OF
December, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Kandice Bass DEPUTY

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NOTICE OF TRUSTEE'S SALE

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

1. **Property to Be Sold.** The property to be sold is **W. Gold St., Odessa, Texas**, described as follows:

Lots 14 & 15, Block 36, Replat of Lot 4, Block 36, PLEASANT FARMS, 4TH FILING, a Subdivision of Ector County, Texas, according to the map or plat thereof of record in Cabinet C, Page 109-B, Plat Records, Ector County, Texas.
2. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligation") including but not limited to (a) the Note in the original principal amount of \$96,300.00, dated September 13, 2022, executed by MANUEL MUNIZ, JR., and wife, BEATRIZ MANRIQUEZ, and payable to the order of WEST COAST DEVELOPMENT, LLC; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtedness of MANUEL MUNIZ, JR., and wife, BEATRIZ MANRIQUEZ to WEST COAST DEVELOPMENT, LLC, is the current owners and holder of the Obligation and are the beneficiaries under the Deed of Trust. Questions concerning the sale may be directed to Eben D. Warner, III, at 712 N. Texas, Odessa, Texas, 79761.
3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust recorded in Document Number 2022-00019509, in the Official Public Records, Ector County, Texas.
4. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

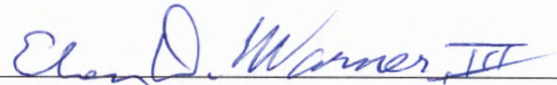
Date: January 6, 2025, between 10:00 a.m. and 1:00 p.m.
Time: Earliest time of sale will begin is 10:00 a.m.
Place: Front door (West entrance) of Ector County Courthouse or as otherwise designated by County Commissioner.

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

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

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

Dated: December 8, 2025.


EBEN D. WARNER, III

FILED THIS 8th DAY OF
December, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Kandice Bass DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: November 25, 2025

DEED OF TRUST

Date: September 24, 2022

Grantor: Aaron Jordan

Original Trustee: David Pyke

Substitute Trustee: Branden Hunt

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

Current Beneficiary: Mitchell Liberty Fund, LLC

County Where Property is Located: Ector County, Texas

Recorded in: Document No. 2022-00020580 of the Official Public Records of Ector County, Texas.

Property:

Being Lot 8 & 9, Block 4, out of Kidd Heights, Ector County, Texas according to the plat thereof recorded in Cabinet C, Page 150C, Ector County Plat Records.

NOTE SECURED BY DEED OF TRUST

Date: September 24, 2022

Amount: \$68,000.00

Maker: Aaron Jordan

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

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

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


DATE OF SALE OF PROPERTY: Tuesday, January 6, 2026, beginning at 10:00 A.M.

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

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

NOTICE TO MEMBERS OF THE ARMED FORCES OF THE UNITED STATES

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


Substitute Trustee

FILED THIS 9 DAY OF
December, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Mariely Siqueira DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: November 25, 2025

FILED THIS 9 DAY OF
December, 20 25

DEED OF TRUST

Date: July 21, 2022

Grantor: Aaron Jordan

Original Trustee: David Pyke

Substitute Trustee: Branden Hunt

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

Current Beneficiary: ICPSP Roth Account

County Where Property is Located: Ector County, Texas

Recorded in: Document No. 2022-00017149 of the Official Public Records of Ector County, Texas.

JENNIFER MARTIN, COUNTY CLERK

ECTOR COUNTY, TEXAS

BY maridy Silerio DEPUTY

Property:

Being Lots 6 & 7, Block 4, out of Kidd Heights, Ector County, Texas according to the plat thereof recorded in Cabinet C, Page 150C, Ector Plat Records.

NOTE SECURED BY DEED OF TRUST

Date: July 21, 2022

Amount: \$90,000.00

Maker: Aaron Jordan

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

Current Payee & Holder of Note: ICPSP Roth Account

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

DATE OF SALE OF PROPERTY: Tuesday, January 6, 2026, beginning at 10:00 A.M.

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

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

NOTICE TO MEMBERS OF THE ARMED FORCES OF THE UNITED STATES

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


Substitute Trustee

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated April 22, 2021 and recorded under Clerk's File No. 2021-8465, in the real property records of Ector County Texas, with Marcelino Munoz IV and Arlene Munoz, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for DHI Mortgage Company, Ltd., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Marcelino Munoz IV and Arlene Munoz, husband and wife securing payment of the indebtedness in the original principal amount of \$343,681.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Marcelino Munoz IV. Arvest Bank is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Arvest Bank F/K/A Arvest Central Mortgage Company is acting as the Mortgage Servicer for the Mortgagee. Arvest Bank F/K/A Arvest Central Mortgage Company, is representing the Mortgagee, whose address is: 500 Broadway St, Little Rock, AR 72201.

Legal Description:

LOT 23, BLOCK 43, OF HOMESTEAD AT PARKS BELL RANCH, 4TH FILING-PHASE 2, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET C, PAGE 84-A & B, PLAT RECORDS OF ECTOR COUNTY, TEXAS

SALE INFORMATION

Date of Sale: 01/06/2026

Earliest Time Sale Will Begin: 12:00 PM

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

TERMS OF SALE

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

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



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

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

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

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

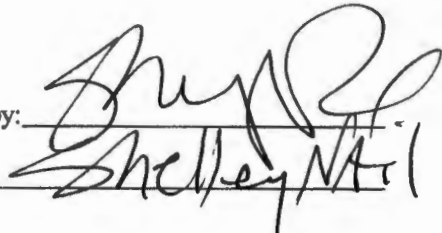
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 12/08/2025.

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

Posted and filed by: _____

Printed Name: _____



C&M No. 44-25-04004

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

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**APPOINTMENT OF SUBSTITUTE
TRUSTEE AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DEED OF TRUST: Deed of Trust described as follows:

Date: July 1, 2015
Grantor: Sedona Grill, Inc.
Beneficiary: Ajuua's Mexican Restaurant, Inc.
Recorded: Ector County, Instrument No. 2015-00010081

LENDER: Sedona Grill

BORROWER: Ajuua's Mexican Restaurant, Inc.

PROPERTY: The real property described as follows:

(the "Property"), located at 2100 ANDREWS HWY in the County of ECTOR, State of Texas, with the following legal description:

TRACT I: BEING THE NORTH 130 FEET OF THE EAST 200 FEET OF LOT 18, BLOCK 13, A REPLAT OF THE SOUTH 9 FEET OF LOT 2, THE NORTH 141 FEET OF LOT 3, THE WEST 220 FEET OF THE SOUTH 9 FEET OF LOT 3; AND THE WEST 220 FEET OF LOT 4, BLOCK 3, GRANT AVENUE INDUSTRIAL SITES, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN VOLUME 14, PAGE 52, PLAT RECORDS OF ECTOR COUNTY, TEXAS.

TRACT II: BEING THE SOUTH 159 FEET OF LOT 18, BLOCK 3, A REPLAT OF THE SOUTH 9 FEET OF LOT 2, THE NORTH 141 FEET OF LOT 3, THE WEST 220 FEET OF THE SOUTH 9 FEET OF LOT 3, AND THE WEST 220 FEET OF LOT 4, BLOCK 3, GRANT AVENUE INDUSTRIAL SITES, AN ADDITIOANL TO THE CITY OF ODESSA, ECTOR COUNTY, ACCORDING TO THE MAP OF PLAT THEREOF OF RECORD IN VOLUME 14, PAGE 52, PLAT RECORD OF ECTOR COUNTY, TEXAS.

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

SUBSTITUTE TRUSTEE: Rafael Rodriguez

Substitute Trustee's Mailing Address:

3800 E. 42nd Street, Suite 600

Odessa, Texas 79762

FILED THIS 15 DAY OF
December, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Mariely Siberia DEPUTY

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

January 6, 2026, the first Tuesday of the month, to commence at 10:15 a.m., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

South side entrance of the Ector County Courthouse, 300 N. Grant St., Odessa, Odessa County, Texas 79701.

NOTICE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES, YOU OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING THE ACTIVE MILITARY DUTY AS MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OF AS 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 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 SERVICE PROVIDER.

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

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

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the

sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of the 11th day of December 2025.



Rafael Rodriguez

THE STATE OF TEXAS

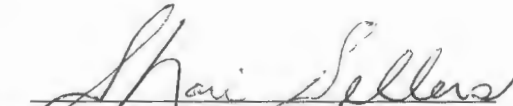
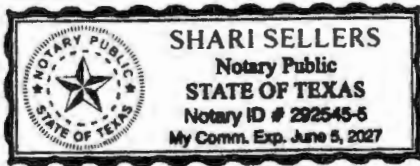
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COUNTY OF ECTOR

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The instrument was acknowledged before me on this the 11th day of December 2025, by Rafael Rodriguez.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

00909137.DOC

NOTICE OF FORECLOSURE SALE

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

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

Lot 41, Replat of Lot 27, of the Replat of Lots 1-34, ODESSA OFFICE PARK ADDITION, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof of record in Cabinet A, Page 21-B, Plat Records, Ector County Texas.

In addition, the following personal property and all proceeds of such property, and all after-acquired collateral of the same classification:

1. Dental Equipment as shown on Exhibit "A" attached hereto;
2. Furniture and Fixtures as shown on Exhibit "B" attached hereto;
3. Dental Supplies;
4. Patient Charts and Records;
5. Telephone Number (432) 333-6169;
6. Accounts Receivable.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded as Document Number 2017-00013230, of the Official Records of Ector County, Texas.

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

Date: January 6, 2026

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

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

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

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

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

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

Pursuant to the Deed of Trust and Security Agreement, 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 and the Texas Business and Commerce 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 and the Security Agreement. 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 and the Texas Business and Commerce Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Rangel Realty, LLC and the Security Agreement executed by Mark G. Rangel, DDS, Inc.

6. *Obligations Secured.* The Deed of Trust and Security Agreement provide that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the Real Estate Lien Note, including both modifications and extensions executed on January 1, 2018 and March 1, 2021 respectively, in the original principal amount of \$250,000.00, executed by Mark G. Rangel and Rangel Realty, LLC, and payable to the order of James Alan Fregia, DDS, Inc. and the Dental Practice Note in the original principal amount of \$500,000.00, including both modifications and extensions executed on January 1, 2018 and March 1, 2021 respectively (collectively as the "Notes") James Alan Fregia, DDS, Inc. is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust and Security Agreement.

As of December 15, 2025, there was owed \$92,668.64 on the Real Estate Lien Note and

01

\$183,636.41 on the Dental Practice Note. The Notes are bearing interest at the rate of 17.5% per annum thereafter. The Notes contain cross collateral and cross default provisions.

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

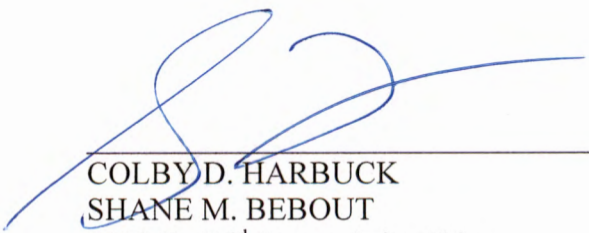
7. *Default and Request to Act.* Default has occurred under the Deed of Trust, and the Beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the Beneficiary may appoint another person substitute trustee to conduct the sale.

8. *Miscellaneous.* The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Beneficiary'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, the Security Agreement in accordance with Secured Party's rights and remedies under the Security Agreement and section 9.604(a) of the Texas Business and Commerce Code, and applicable Texas law.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust and Security Agreement, 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 and Security Agreement. 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 Beneficiary. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Dated: December 15, 2025.



COLBY D. HARBUCK
SHANE M. BEBOUT
3800 E. 42nd Street, Suite 409
Odessa, TX 79762-5982
(432) 363-2126
(432) 363-2153 fax

00916930.DOCX

BENCO DENTAL COMPANY
295 Centerpoint Blvd
Pittston PA 18640

Dr. James A. Fregia

2478 E. 11th Street
Odessa, TX 79761

26-May-17

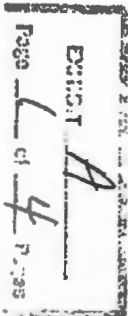
FAIR MARKET VALUE EQUIPMENT APPRAISAL

NOTE: THIS IS A FAIR MARKET EVALUATION AND NOT AN OFFER TO PURCHASE EQUIPMENT

NOTE: TECHNOLOGY/COMPUTER EQ IS DIRECT VENDOR, MUST DEAL DIRECT

ROOM	ITEM	Description	Qty	Value
Room 1	Chair	Dentalez JV	1	\$ 495.00
	Inst Delivery System	Adec 3171 Duo Wall Mount	1	\$ 1,045.00
	Stool: Dr	Midmark	1	\$ 135.00
	Stool: Asst	Mfg unknown	1	\$ 65.00
	Amalgamator	Adec	1	\$ 35.00
	Laser	Biolase Waterlase MD	1	\$ 5,975.00
	Mixer	Renfert Aquasil Mixer	1	\$ 495.00
	Analgesia	Porter MXR 3000 Flowmeter	1	\$ 835.00
	Anesthetic Delivery Sys	Milestone Scientific Wand II	1	\$ 560.00
	Implant Motor Sys	Aseptico AEU 7000	1	\$ 2,245.00
Room 2	Chair	Dentalez JV	1	\$ 495.00
	Inst Delivery System	Adec 3171 Duo Wall Mount	1	\$ 1,045.00
	Electric Handpiece	Kavo Comfort	1	\$ 650.00
	Stool: Dr	Mfg unknown	1	\$ 60.00

EXHIBIT "A"



03

Stool: Asst	Mfg unknown	1	\$	65.00
X-ray Unit	Sirona Heliodont	1	\$	1,550.00
Microscope	Global WM725W Wall Mount	1	\$	2,245.00
Laser	Fotona Powerlase AT	1	\$	14,265.00
Mixer	3M Pentamix 2	1	\$	325.00
Analgesia	Porter MXR	1	\$	965.00
Anesthetic Delivery Sys	Milestone Scientific Wand	1	\$	325.00
Curing light	Ultradent Valo	1	\$	410.00

Room 3

Chair	Midmark Elevance	1	\$	5,185.00
Inst Delivery System	Midmark LR Procenter Delivery Sys	1	\$	3,125.00
Electric Handpiece	Kavo Comfort	1	\$	995.00
Stool: Dr	Link Drs	1	\$	255.00
Stool: Asst	Link Assts	1	\$	385.00
Cabinetry	Midmark Artizan 12 o'clock	1	\$	5,455.00
Analgesia	Porter MXR Slide mount	1	\$	1,335.00
Mixer	Renfert (Caulk) Aquasil Mixer	1	\$	495.00
Endo	Dentsply Tulsa AEU-27T	1	\$	1,765.00
Anesthetic Delivery Sys	Milestone Scientific Wand II	1	\$	845.00
Microscope	Global WM725W Wall Mount	1	\$	3,865.00

Room 4

Chair	Dentalez J3	1	\$	3,145.00
Inst Delivery System	Adec 3171 Duo Wall Mount	1	\$	595.00
Electric Handpiece	Kavo Comfort	1	\$	835.00
Stool: Dr	Brewer Ergo	1	\$	410.00
Stool: Asst	Mfg unknown	1	\$	75.00
Viewbox	Rinn	1	\$	35.00
Analgesia	Porter MXR Slide mount	1	\$	1,475.00
Mixer	Renfert (Caulk) Aquasil Mixer	1	\$	445.00
Anesthetic Delivery Sys	Milestone Scientific Wand II	1	\$	560.00

Room 5

Entry
 2
 4
 100

OH

Chair	Dentalez JV	1	\$	2,925.00
Light	Pelton & Crane LFI	1	\$	150.00
Inst Delivery System	Adec 3171 Duo Wall Mount	1	\$	1,265.00
Scaler	EMS Piezo 20	1	\$	615.00
Stool: Dr	Mfg unknown	1	\$	155.00
Stool: Asst	Mfg unknown Saddle	1	\$	145.00
Scaler	Vector Lil Beaver 2.0	1	\$	550.00
Camera	Dr Quicklook	1	\$	145.00
Mixer	3M Pentamix 2	1	\$	700.00

Room 6

Chair	Adec 1040	1	\$	2,075.00
X-ray Unit	Sirona Heliodont	1	\$	345.00
Digital Imaging	Air Techniques Scan X Duo	1	\$	2,935.00
Emergency Equip	B/F Medical O2 Cart	1	\$	165.00

Central EQ

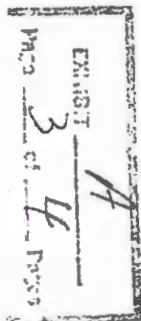
Panorex	Sordex Cranex D Pan/ceph 2 sensors	1	\$	18,685.00
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Lab

Plaster Trap	Buffalo 3.5 gal	1	\$	15.00
Vibrator	Buffalo #1	1	\$	25.00
Lathe	Handler 26A	1	\$	40.00
Air Abrason	Danville Engineering Prep Start	1	\$	1,230.00
Vacuum former	Raintree Essix	1	\$	160.00
Electric Lab Handpiece	Buffalo X35 Electric HP	1	\$	455.00
Towel Warmer	WT-75 Deluxe	1	\$	185.00
Curing light	Kerr Demi (2 @ \$435.00 each)	1	\$	870.00
Extraoral Camera	Canon ios 50D	1	\$	435.00

Sterilization

Ultrasonic Cleaner	Biosonic UC300	1	\$	1,025.00
Handpiece Maintenance	Kavo Quatrocare	1	\$	1,145.00
Cabinetry	Custom 15'	1	\$	525.00



Mechanical	Compressor	Air Star 30	1	\$	2,085.00
	Central Vacuum	RamVac QT Bulldog	1	\$	2,835.00
	N2O / O2 Manifold	Porter VanGuard	1	\$	355.00
		Fair Market Value			\$ 107,805.00

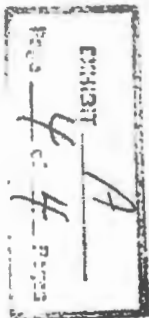


EXHIBIT " B "

JAMES ALAN FREGIA, DDS, INC.
Office Furniture
July 2017

Dr. Fregia's Office

desk
chair
pictures
clock

Other Offices

trash cans - all rooms
4 tax rolling office chairs (from Carter's)
1 desk - front office
1 computer desk - consulting room
shelving, lock, 3 units - front office
2 shelving units - consulting room for storage
1 filing cabinet - consulting room
oak filing cabinet (smaller)
cabinet with sound system
Blue Ray DVD player for TV/videos
DVD's (videos) - approximately 12
Sony television - waiting room
pictures on wall - waiting room
pictures on wall - office area
4-5 brown chairs in opt for guests
dental equipment / dental chairs in 5 opt's
stands / small desks and chair for computer - x-ray room
small wood stand - consulting room
dental supplies - storage room
office supplies - consulting room & front office
mirrors - front office
clock - front office
supplies for dental op's
gloves
trash can liners
buckets and mops
Riccar vacuum cleaner and attachments, 2 boxes of vacuum cleaner bags, floor cleaning supplies
sprays, brooms, dust pans, dust mop
phone equipment and approximately 8 phones
computers and 12 monitors
printer/fax machine (new) with 3 ink cartridges

Fregia Office Equipment

EXHIBIT " B "

shredder
 printer for office checks and receipts and 1 ink cartridge
 other photo smart printers (2)
 printer - consulting room
 electrical cords and power strips
 LED bulbs and florescent bulbs - mechanical room
 red rug in front entry
 laundry basket
 fire extinguishers (2)
 6' x 6' American flag on wall by front garden area.
 other American flags
 4 electric fountains - garden area
 other decor in mechanical room
 statutes, stakes, pots, flowers, bricks, stepping stones and plants
 potted plants and stands
 table and 4 chairs, book, crayons, Legos and Lego table - children's area
 refrigerator, dishes and food supplies - kitchen
 refrigerator and stool - in lab area
 storage bins and baskets
 water supply
 cleaning supplies
 bath tissue, hand towel dispensers (2)
 towels for dispensers (4)
 tissue paper - consulting room
 cleaning supplies
 replacement tiles - mechanical room
 supplies @Rim Solutions for decor and charts
 entry mats by front and back doors
 new uniforms for staff and dentist.
 suction vacuum
 compressor
 hand mirrors (5)

Room 3: Endo - Sybron Endo Obturation Unit
 Central EQ
 Chair - Adec
 X-Ray - Siemens Heliodent 70
 Medical - Weight Scale

Lab: Extraoral Camera - Canon iOS 50D with ring flash and memory card (modification
 of above)
 Tray trimmer - Buffalo Therma-Knife Tray Trimmer

Sterilization: Oven used to sterilize instruments (unknown manufacturer/model)

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

Fregia Office Equipment

Page 2 of 2

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Account No. 16690 W. Basin

FILED THIS 16th DAY OF
December, 20 25

Date: December 15, 2025

JENNIFER MARTIN, COUNTY CLERK

DEED OF TRUST:

ECTOR COUNTY, TEXAS
BY Kandice Bass DEPUTY

DATE: August 15, 2022
GRANTOR: Blackbrush Investments, LLC
ORIGINAL BENEFICIARY: JNL Steel Components, Inc.
CURRENT BENEFICIARY: JNL Steel Components, Inc.
TRUSTEE: Jay Durell

County Where Property Is Located: Ector County, Texas

Substitute Trustee:

RYAN J. BIGBEE and/or CASSY McGINNIS and/or GRANT UNDERWOOD and/or TAMMY MATHIS and/or SHELLEY NAIL and/or COBY NAIL and/or DONNA TROUT and/or ZANE NAIL and/or ZOE FERNANDEZ and/or ZIA NAIL and/or DAVID GARWIN

Substitute Trustee's Mailing Address (including County):

11010 Indiana Avenue
Lubbock, Lubbock County, Texas, 79423

Recording Information: Deed of Trust recorded in/under Document No. 2022-00016152, of the Official Public Records of Ector County, Texas.

Property: The East 1.965 acres of Lot 2 and the West 6.035 acres of Lot 3, both in Block 1, BASIN INDUSTRIAL ADDITION located in Section 46, Block 44, T-2-S, T&P Ry Co. Survey, Ector County, Texas, more fully described by metes and bounds as follows:

BEGINNING at (N= 10,613,222.92', E= 1,607,549.15') a 1/2" iron rod with plastic cap marked "PLS 1974" found at the South common corner of said Lots 2 and 3 on the North ROW of W. Basin Street as described in Cabinet C, Page 91B, Plat Records of Ector County and a corner of this tract;

THENCE S76°05'37"W with the North ROW of said W. Basin Street, a distance of 132.71 feet to a 1/2" iron rod with plastic cap marked "PLS 1974" set at the Southwest corner of this tract;

THENCE N14°10'27"W, a distance of 645.01 feet to a 1/2" iron rod with plastic cap marked "PLS 1974" set at the Northwest corner of this tract;

THENCE N76°05'37"E with the North line of said Lot 2, at 132.71 feet pass a 1/2" iron rod with plastic cap marked "PLS 1974" found at the North common corner of said Lots 2 & 3 continuing with the North line of said Lot 3 for a total distance of 538.71 feet to a 1/2" iron rod with plastic cap marked "PLS 1974" set at the Northeast corner of this tract and the Northwest corner of the East 5.90 Acres of said Lot 3;

THENCE S14°10'27"E, a distance of 645.01 feet to a 1/2" iron rod with plastic cap marked "PLS 1974" found at the Southeast corner of this Tract and the Southwest corner of said 3.90 Acre Tract;

THENCE S76°05'37"W with the North ROW of said W. Basin Street, a distance of 409.14 feet to the PLACE OF BEGINNING, having an area of 8.00 Acres of Land

together with all improvements now located on the property and all fixtures now located on the property.

NOTE:

Date: August 1, 2022
Amount: \$2,075,000.00
Debtor: Blackbrush Investments, LLC
Holder: JNL Steel Components, Inc., 430 US-62, Seminole, TX 79360

Date of Sale of Property (First Tuesday of the Month): Tuesday, January 6, 2026

Earliest Time of Sale of Property (Between 10:00 a.m. and 4:00 p.m.): 10:00 o'clock 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 if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Ector County, Texas.

Because of default in performance of the obligations of the deed of trust, the above-named person as Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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

If Holder postpones, withdraws or reschedules the 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 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 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 Holder. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

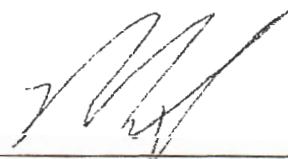
Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS" without any warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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

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.

This notice is an attempt to collect a debt, and any information obtained will be used for that purpose.

Executed this 15th day of December, 2025.



RYAN J. BIGBEE *Substitute Trustee*

Posted by Donna Zient
12-16-25

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Account No. 16651 W. Basin

Date: December 15, 2025

FILED THIS 16th DAY OF
December, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Kandice Bass DEPUTY

DEED OF TRUST:

DATE: August 15, 2022
GRANTOR: Blackbrush Investments, LLC
ORIGINAL BENEFICIARY: JNL Steel Components, Inc.
CURRENT BENEFICIARY: JNL Steel Components, Inc.
TRUSTEE: Jay Durell

County Where Property Is Located: Ector County, Texas

Substitute Trustee:

RYAN J. BIGBEE and/or CASSY MCGINNIS and/or GRANT UNDERWOOD and/or TAMMY MATHIS and/or SHELLEY NAIL and/or COBY NAIL and/or DONNA TROUT and/or ZANE NAIL and/or ZOE FERNANDEZ and/or ZIA NAIL and/or DAVID GARWIN

Substitute Trustee's Mailing Address (including County):

11010 Indiana Avenue
Lubbock, Lubbock County, Texas, 79423

Recording Information: Deed of Trust recorded in/under Document No. 2022-00017126, of the Official Public Records of Ector County, Texas.

Property: A 6.399 acre tract in parts of Lots 6 and 7, Block 2, BASIN INDUSTRIAL ADDITION, located in Section 46, Block 44, T-2-S, T&P Ry Co. Survey, Ector County, Texas, and bine more fully described by metes and bounds as follows:

BEGINNING at (N= 10,613,248.47', E= 1,607,901.97') a 1/2" iron rod with plastic cap marked "PLS 1974" found at the South ROW of W. Basin Street as described in Cabinet C, Page 91B, Plat Records of Ector County and the Northeast corner of Lot 5, said Block 2 and the Northwest corner of said Lot 6 and this tract;

THENCE N76°05'37"E with said ROW line and North line of said Lot 6, a distance of 417.41 feet to a 1/2" iron rod with plastic cap marked "PLS 1974" set at the Northwest corner of a 1.091 Acre Tract surveyed this day and an exterior corner of this tract, from whence a 1/2" iron rod with a plastic cap marked "PLS 1974" set at the Northeast corner of said 0.18 Acre Tract and Lot 6 bears N76°05'37"E, a distance of 218.01 feet;

THENCE S14°23'02"E with the West line of said 1.091 Acre Tract, a distance of 218.01

feet to a 1/2" iron rod with plastic cap marked "PLS 1974" set at an interior corner of this tract and the Southwest corner of said 1.091 Acre Tract;

THENCE N76°05'37"E with the South line of said 1.091 Acre Tract, a distance of 218.01 feet to a 1/2" iron rod with plastic cap marked "PLS 1974" set at an exterior corner of this tract and the Southeast corner of said 1.091 Acre Tract;

THENCE S14°23'02"E, a distance of 295.55 feet to a 1/2" iron rod with plastic cap marked "PLS 1974" set at the Southeast corner of this tract;

THENCE S76°05'34"W with the South line of said Lot 7, at 83.44 feet pass a 1/2" iron rod with plastic cap marked "PLS 1974" found at the Southwest corner of said Lot 7, Block 2 continuing with the South line of said Lot 6 a total distance of 635.24 feet to a 1/2" iron rod with plastic cap marked "PLS 1974" found at the Southwest corner of said Lot 6 and this tract;

THENCE N14°24'14"W with a common line of said Lot 6 and Lot 5, said Block 2, a distance of 513.57 feet to the PLACE OF BEGINNING, having an area of 6.399 Acres of Land

together with all improvements now located on the property and all fixtures now located on the property.

NOTE:

Date: August 15, 2022
Amount: \$2,025,000.00
Debtor: Blackbrush Investments, LLC
Holder: JNL Steel Components, Inc., 430 US-62, Seminole, TX 79360

Date of Sale of Property (First Tuesday of the Month): Tuesday, January 6, 2026

Earliest Time of Sale of Property (Between 10:00 a.m. and 4:00 p.m.): 10:00 o'clock 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 if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Ector County, Texas.

Because of default in performance of the obligations of the deed of trust, the above-named person as Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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

If Holder postpones, withdraws or reschedules the 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 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 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 Holder. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

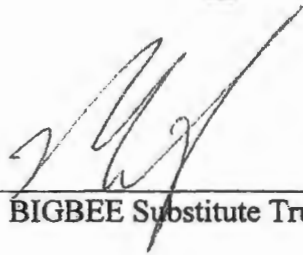
Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS" without any warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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

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.

This notice is an attempt to collect a debt, and any information obtained will be used for that purpose.

Executed this 15th day of December, 2025.



RYAN J. BIGBEE Substitute Trustee

Posted by Donna Trout
12-16-25

COPY

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202

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will sell the Property at the west entrance of the Ector County Courthouse located at 300 N. Grant, Odessa, Texas 79761 or in the area designated by the Ector County Commissioners Court, if different, to the highest bidder for cash, subject to the right of Beneficiary to have its bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Said sale will begin no earlier than 1:00 P.M. and no later than 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.

The Sender of this notice and his contact information is as follows:

Matthew T. Taplett
Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, Texas 76102
817/332-3245

WITNESS MY HAND this 15th day of December, 2025.


SUBSTITUTE TRUSTEE:

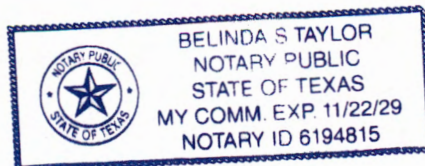


Matthew T. Taplett

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 15th day of December 2025, by Matthew T. Taplett, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.


Notary Public for the State of Texas



**NAME, ADDRESS
AND TELEPHONE NUMBER
OF MORTGAGEE:**

French Avenue 1231 Land Trust,
Kathryn Ball, Trustee
c/o Andrew DeVlieger
1416 Lamp Post Lane
Richardson, Texas 75080
(616) 835-1170

**NAME, ADDRESS
AND TELEPHONE NUMBER
OF SUBSTITUTE TRUSTEE:**

Matthew T. Taplett
Lee F. Christie
Michael L. Atchley
Jeremy L. Harmon
Jon M. Kelly
Dan A. White
Jacob W. Varley
Pope, Hardwicke, Christie, Schell,
Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, TX 76102
(817) 332-3245

EXHIBIT "A"

Being Lot 9, Block 18, Replat of Lots 5-8, Block 18 of the Replat of Lots 1-4, Block 18, Lots 1-4 and Lots 20-25, Block 19, Lots 1-3, Block 20, UNIVERSITY GARDENS, 4th FILING, an Addition to the City of Odessa, Ector County, Texas, according to the Map or Plat of Record in Volume 21, Page 52, Plat Records, Ector County, Texas.

THE ORIGINAL WAS
FILED THIS 16 DAY OF
December, 20 25
JENNIFER MARTIN, COUNTY CLERK
ECTOR COUNTY, TEXAS
BY Grimalda DEPUTY
campos