

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 October 16, 2003 and recorded under Vol. 179, Page 449, or Clerk's File No. 19931, in the real property records of Jeff Davis County Texas, with Nancy Black, a single woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Homecomings Financial Network Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Nancy Black, a single woman securing payment of the indebtedness in the original principal amount of \$66,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Nancy Black. LNV Corporation 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. LNV Corporation is acting as the Mortgage Servicer for the Mortgagee. LNV Corporation, is representing the Mortgagee, whose address is: 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047.

Legal Description:

THE NORTH 100.30 FEET OF LOT R-7, OF THE REVISED PLAT OF OLD FORT DAVIS ACRES, A SUBDIVISION OF TRACTS 16 AND PORTIONS OF TRACTS 14 AND 15, BLOCK 1, FRT DAVIS ABANDONED MILITARY RESERVATION IN SECTION 261, B.B.B. & C.R.R. COMPANY SURVEY TO THE TOWN OF FORT DAVIS, JEFF DAVIS COUNTY, TEXAS, AS THE SAME APPEARS IN THE REVISED PLAT OF SAID SUBDIVISION ON FILE IN VOLUME 23, PAGE 158, OF THE DEED RECORDS OF JEFF DAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 07/01/2025

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: Jeff Davis County Courthouse, Texas at the following location: At the south entrance to the Jeff Davis County Courthouse, 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, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ASAP, 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 05/19/2025.

/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. 44-25-01672

POSTED

AT	3:10	O'CLOCK	P	M
MAY 27 2025				
JENNIFER WRIGHT CLERK OF COUNTY COURT JEFF DAVIS COUNTY, TEXAS				
BY	[Signature]			

**FIELD NOTES
(METES AND BOUNDS DESCRIPTION)**

FIELD NOTES DESCRIBING THE NORTH 100.30 FEET OF LOT R7 OF THE REVISED OLD FORT DAVIS ACRES, BEING A SUBDIVISION OF TRACTS 16 AND PORTIONS OF TRACTS 14 AND 15, BLOCK 1, FORT DAVIS ABANDONED MILITARY RESERVATION, OUT OF SECTION 261, B.B.B. & C. R.R. COMPANY SURVEY, JEFF DAVIS COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 23, PAGE 168, OF THE JEFF DAVIS COUNTY TEXAS, PLAT RECORDS, SAID TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a 1/2 inch rod recovered at the Northwest corner of Lot R7, of the Revised Old Fort Davis Acres Subdivision as shown on Plat recorded in Volume 23, Page 168 of the Jeff Davis County, Texas, plat records, whence a 1/2 inch rod recovered at the Southwest corner of Lot R4, bears N 5°58'39" E 40.03 feet, for the Northwest corner of this tract;

Thence S 84°00'00" E 181.60 feet, along the North line of said Lot R7, to a 1/2 inch rod with a cap marked "Trujillo RPLS 5358", set at the Northeast corner of said Lot R7, the Northeast corner of this tract;

Thence S 6°00'00" W 100.30 feet, along the East line of said Lot R7, to a 1/2 inch rod set at the Northeast corner of the South 126.00 feet of said Lot R7, as described in Volume 157, Page 535, of the Jeff Davis County Texas, deed records, for the Southeast corner of this tract;

Thence N 84°00'00" W 181.60 feet, along the South line of this tract to a 1/2 inch rod with a cap marked "Trujillo RPLS 5358", set on the East line of Lot R6A and the West line of said Lot R7, for the Southwest corner of this tract;

Thence N 6°00'00" E 100.30 feet, along the common line of Lots R6A, R5 and R7, to the Point of Beginning, containing 0.418 acres of land more or less.

Hearings are based on monuments recovered along the South line of Lot R4 as shown on Plat of record. These Field Notes are accompanied by a Survey Plat.


Tony Trujillo, RPLS, State of Texas, No. 5358.
as shown on Plat of record

