

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 19, 2015, JUDITH LANELL BENAVIDES, executed a Deed of Trust/Security Instrument conveying to RECONTRUST COMPANY, N.A., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR BANK OF AMERICA, N.A. ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2015-134542, in Book 134, at Page 304, in the DEED OF TRUST OR REAL PROPERTY RECORDS of PECOS COUNTY, TEXAS; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JULY 1, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at On the steps of the east entrance to the Pecos County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court in **PECOS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: THE SURFACE ESTATE ONLY OF LOT EIGHT (8), BLOCK SEVEN (7), OF THE SHUGART ADDITION TO THE CITY OF FORT STOCKTON, PECOS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN MAP CABINET 1, PAGE 25 A&B, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF PECOS COUNTY, TEXAS.

Property Address: 1800 W 9TH ST, FORT STOCKTON, TX 79735
Mortgage Servicer: NATIONSTAR
Noteholder: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

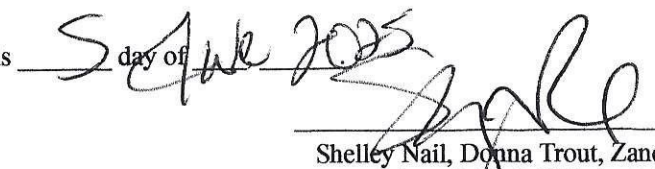
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND this

5 day of


Shelley Nail, Donna Trout, Zane Nail, Zoey
Fernandez, Zia Nail, Kristina McCrary,
Marinosci Law Group PC

Substitute Trustee Address:

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

FILED
JUN 05 2025

LIZ CHAPMAN
CLERK COUNTY COURT, PECOS CO., TEXAS
By 10:39 AM Deputy