

2025 0590

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

Date: May 10, 2025

Substitute Trustee: Terry Browder, Jamie Osborne, Kevin Key, Jay Jacobs or Ronald Byrd

Mortgage: 806 Solutions, LLC

Mortgagee's Address: 21 Comanche Ln, Ransom Canyon, TX, 79366

Note: Note dated October 20, 2022, in the amount of \$86,500.00

Deed of Trust:

Date: October 20, 2022

Grantor: Timothy Ysasaga & Adrienne Rendon

Mortgage: 806 Solutions, LLC

Recording Information: Recorded in Document No. 20221577

Property (including any improvements): All of Lots six (6) and Seven (7), Block 30, North Tahoka Addition to the City of Tahoka, Lynn County Texas more commonly known as 1416 N. 2nd Street, Tahoka, TX 79373

County: LYNN

Date of Sale: (first Tuesday of month) June 3, 2025

Time of Sale: 10am-1pm

Place of Sale: THE NORTH ENTRANCE TO THE LYNN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

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 MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES OF AMERICA, PLEASE SEND NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.


Terry Browder, Jamie Osborne, Kevin Key, Jay Jacobs or Ronald Byrd

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 indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on June 3, 2025 between Ten o'clock am and One 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 "AS IS" at the place and date specified. This sale will be conducted pursuant to Section 51.002 and Section 51.016 of the Texas Property Code.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

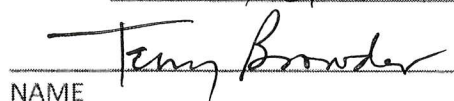



Barbara Herrera, Loss Mitigation,
SecureNet Services, LLC, Mortgage
Servicer

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Court.

POSTED 5/13/25


NAME


AS SUBSTITUTE TRUSTEE

FILED FOR RECORD
KAREN RENDON - COUNTY CLERK
LYNN COUNTY, TEXAS

INST NO:2025-0590

FILED ON: MAY 13, 2025 AT 4:33pm
THE INSTRUMENT CONTAINED 3 PAGES AT FILING
Filed by: Julia Charo Deputy Clerk

THE STATE OF TEXAS
COUNTY OF LYNN



I, Karen Rendon, Clerk County Court in and for said county hereby do certify that the foregoing instrument was filed for record in my office on the 13th day of May 2025 at 4:33 PM and duly recorded on that date, in the Official Public Records of said county.

Instrument # 2025-0590, 3 Pages

A handwritten signature in blue ink that reads "Karen Rendon". The signature is written in a cursive style.

Karen Rendon, County Clerk

DO NOT DESTROY
WARNING-THIS IS PART OF THE OFFICIAL RECORD

Return:

BROWDER TITLE RESEARCH
897 ELMWOOD DR
ABILENE, TEXAS 79605