

2025 0439

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

Date: April 11, 2025

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

Mortgagee: 806 Solutions, LLC

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

Note: Note dated December 2, 2020, in the amount of \$64,500.00

Deed of Trust:

Date: December 2, 2020

Grantor: Johnathan Wright and Jennifer Rodriguez

Mortgagee: 806 Solutions, LLC
21 Comanche Ln, Ransom Canyon, Texas 79366

Recording Information: Recorded in Document No. 2020 1591 dated

Property (including any improvements): All of Lot (4), and the East Eighteen Feet (E. 18') of Lot Five(5), Block Forty-Eight(48), North Tahoka Addition to the City of Tahoka, Lynn County, Texas, according to the Map, Plat and/or Dedication Deed thereof, recorded in/under Volume 11, Page 514, of the Deed Records of Lynn County, Texas

County: LYNN

Date of Sale: (first Tuesday of month) May 6, 2025

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

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 May 6, 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.



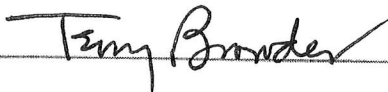
Barbara Herrera,
Loss Mitigation, SecureNet Services,
LLC, Mortgage Servicer

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 4/15/25

NAME




AS SUBSTITUTE TRUSTEE

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

INST NO:2025-0439

FILED ON: APRIL 15, 2025 AT 8:34am
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 15th day of April 2025 at 8:34 AM and duly recorded on that date, in the Official Public Records of said county.

Instrument # 2025-0439, 3 Pages

A handwritten signature in blue ink that reads "Karen Rendon".

Karen Rendon, County Clerk

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

Return:
HAND DELIVERED