

2025 0619

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

LYNN County

Deed of Trust Dated: September 16, 2022

Amount: \$40,375.00

Grantor(s): ELIZABETH PORTILLO and JUVENCIO PORTILLO

Original Mortgagee: CITY BANK DBA CITY BANK MORTGAGE

Current Mortgagee: CITY BANK

Mortgagee Address: CITY BANK, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 2022-1432

Legal Description: ALL OF LOTS NO. NINE (9), TEN (10) IN BLOCK NUMBER ONE HUNDRED SIXTY FIVE (165), ORIGINAL TOWN OF WILSON, IN LYNN COUNTY, TEXAS.

Date of Sale: July 1, 2025 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 LYNN 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.

TERRY BROWDER OR MARSHA MONROE, LAURA BROWDER, JAMIE OSBORNE, RAMIRO CUEVAS, KEVIN KEY, JAY JACOBS, CHARLES GREEN, KRISTOPHER HOLUB, PATRICK ZWIERS, LISA BRUNO, BRAD DICKEY, NICOLE DICKEY, MIKE QUARTARO, KEITH RODGERS, DREW DICKEY, OR RONALD BYRD, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, AND JAY JACOBS 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.

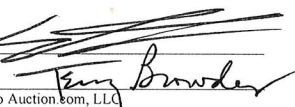
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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, WATERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2025-001434

Printed Name: \_\_\_\_\_

  
c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618

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

**INST NO:2025-0619**

FILED ON: MAY 22, 2025 AT 3:28pm  
THE INSTRUMENT CONTAINED 2 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 22nd day of May 2025 at 3:28 PM and duly recorded on that date, in the Official Public Records of said county.

Instrument # 2025-0619, 2 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