

Our Case Number: 24-00093-FC

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 9, 2004, JON A. WHITE, JOINED HEREIN PRO FORMA BY HIS WIFE, MELISSA S. WHITE, executed a Deed of Trust/Security Instrument conveying to L.B. HODGES, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR PRIME SOURCE MORTGAGE ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 00002806 , in Book 935, at Page 470, in the DEED OF TRUST OR REAL PROPERTY RECORDS of HOWARD 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, MARCH 5, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at Howard County Courthouse, 300 S. Main Street, Big Spring, TX 79720 in **HOWARD 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: LOTS 1 AND 2, BLOCK 1, WILLIAMS ADDITION, TO THE TOWN OF COAHOMA, HOWARD COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF OF RECORD IN ENVELOPE 107/A, PLAT RECORDS OF HOWARD COUNTY, TEXAS.

Property Address: 104 EAST HOOVER STREET, COAHOMA, TX 79511

Mortgage Servicer: BANK OF AMERICA, N.A.

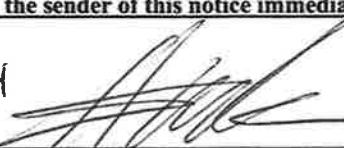
Noteholder: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-09
7105 CORPORATE DRIVE, PLANO, TX 75024-4100

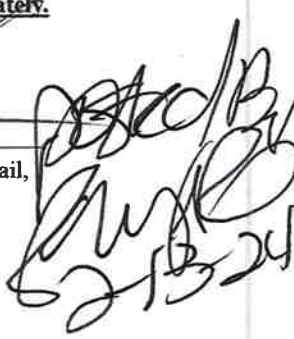
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property 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 12th day of February, 2024


Shelley Nail, Donna Trout, Zane Nail, Zia Nail,
Zoey Fernandez, Charles Green, Kristopher
Holub, Ramiro Cuevas, Patrick Zwiers,
Auction.com, Marinosci Law Group PC


2-13-24

Substitute Trustee Address:

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

Posted
FILED at 11:42 a.m. O'clock 2-13-24
BRENT ZETTERKGRF, County Clerk, Howard County, Texas
By Melissa [Signature] Deputy