

23TX267-0630  
501 NORTH 13TH STREET, LAMESA, TX 79331

#6  
2:20pm  
FILED FOR RECORD  
APR 09 2026

**NOTICE OF FORECLOSURE SALE**

*Crain Chavez*  
DAWSON COUNTY CLERK

Property:

The Property to be sold is described as follows:

ALL OF LOT 14, BLOCK 3, OAKLAND PLACE ADDITION TO THE TOWN OF LAMESA, DAWSON COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 1, PAGE 95, PLAT RECORDS, DAWSON COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated September 2, 2008 and recorded on September 2, 2008 as Instrument Number 2701 in the real property records of DAWSON County, Texas, which contains a power of sale.

Sale Information:

May 05, 2026, at 1:00 PM, or not later than three hours thereafter, at the south doors of the Dawson County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by AMY L. COWART secures the repayment of a Note dated September 2, 2008 in the amount of \$29,387.00. CARRINGTON MORTGAGE SERVICES, LLC, whose address is c/o Carrington Mortgage Services, LLC, 500 N. State College Blvd. Suites 1030, 1300 and 1400, Orange, CA 92868, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



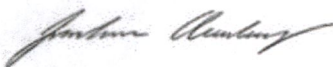
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~~Substitute Trustee(s): Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Charles Green, Kristopher Holub,~~  
Ramiro Cuevas, Patrick Zwiers, Lisa Bruno, Xome Inc. and Tejas Corporate Services, LLC, NFPDS-TX LLC, Dustin George

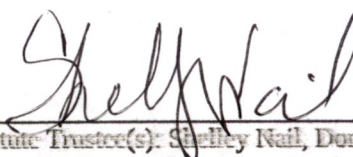
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON ~~SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.~~**

**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 IMMEDIATELY.**



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Tromberg, Miller, Morris & Partners, PLLC  
Jonathan Andring, Attorney at Law  
Melissa Brown, Attorney at Law  
Yuri Han, Attorney at Law  
Jake Troye, Attorney at Law  
6000 Tennyson Parkway Suite 100  
Plano, TX 75024



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Substitute Trustee(s): Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Charles Green, Kristopher Holub, Ramiro Cuevas, Patrick Zwiers, Lisa Bruno, Dustin George  
c/o Tromberg, Miller, Morris & Partners, PLLC  
6000 Tennyson Parkway Suite 100  
Plano, TX 75024

Certificate of Posting

I, Shelley Nail, declare under penalty of perjury that on the 9 day of April, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of DAWSON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).