

SERVBANK, SB (MYS)
DUNLAP, BRENDA
2406 MERRILY DRIVE, BIG SPRING, TX 79720

CONVENTIONAL
Firm File Number: 24-041875

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 24, 2022, BRENDA C DUNLAP, SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to GREG GARLAND, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST BANK & TRUST D/B/A PRIMEWEST MORTGAGE in payment of a debt therein described. The Deed of Trust was filed in the real property records of HOWARD COUNTY, TX and is recorded under Clerk's File/Instrument Number 2022-0000702 Volume 2053, Page 262, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, February 4, 2025** 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, the Substitute Trustee will sell said Real Estate at the County Courthouse in HOWARD COUNTY, TX 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Howard, State of Texas:

LOT 15, BLOCK 13, KENWOOD UNIT NO. 2 AN ADDITION TO THE CITY OF BIG SPRING, HOWARD COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF OF RECORD IN ENVELOPE 61B, PLAT RECORDS OF HOWARD COUNTY, TEXAS.

Property Address: 2406 MERRILY DRIVE
BIG SPRING, TX 79720
Mortgage Servicer: SERVBANK, SB
Mortgagee: SERVBANK, SB
3138 E ELWOOD STREET
PHOENIX, AZ 85034

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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.

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

SUBSTITUTE TRUSTEE
Shelley Nail, Donna Trout, Cassie Martin, Zane Nail, Charles Green, Kristopher Holub, Ramiro Cuevas, Patrick Zwierns, Shawn Schiller,
1 Mauchly
Irvine, CA 92618

WITNESS MY HAND this day December 9, 2024.

FILED at 11:15 M O'clock 12-12-2024
Brent Zippertopp, County Clerk, Howard County, Texas
By [Signature] Deputy

By: [Signature]
Ronny George
Texas Bar # 24123104
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565

Posted by
[Signature]
12-12-24

Facsimile No: (847) 879-4823
Attorneys for SERVBANK, SB

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 military service to the sender of this notice immediately.