

### Notice of Trustee's Sale

**Date:** September 5, 2025

**Trustee:** Shelley Nail or Coby Nail or Donna Trout or Zane Nail or Zoey Fernandez or Zia Nail or David Garvin

**Trustees' Addresses:** P. O. Box 1571  
Boerne, Texas 78006

**Mortgagee:** Seguro Credit I, LLC, a Texas limited liability company

**Mortgagee's Address:**

Seguro Credit I, LLC  
2130 McCullough Ave  
San Antonio, TX 78212

**Mortgage Servicer:** Pecos Loan Servicing

**Mortgage Servicer's Address:** 2130 McCullough Ave.  
San Antonio, Texas 78212

**Note:** Note dated March 21, 2022 in the amount of \$80,800.00

**Deed of Trust**

**Date:** March 21, 2022

**Grantor:** Krista Marie Rosario

**Mortgagee:** Seguro Credit I, LLC, a Texas limited liability company

**Recording information:** Instrument No. 2022-00002795, Volume 2068, Page 705, Official Public Records of Howard County, Texas.

**Property:**

Being Lot Fourteen (14), Block Seven (7), Stanford Park Addition, an addition to the City of Big Spring, Howard County, Texas, according to the proper plat or map thereof recorded in the plat records of Howard County, Texas. Commonly known as 1108 Mulberry Avenue, Big Spring, Texas, including all personal property secured by the security agreement included in the Deed of Trust.

**County:** Howard County, Texas

**Date of Sale (first Tuesday of month):** October 7, 2025

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

**Place of Sale:** Area of the Howard County Courthouse as designated by the Howard County Commissioner's Court

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.

Mortgage Servicer has appointed Shelley Nail or Coby Nail or Donna Trout or Zane Nail or Zoey Fernandez or Zia Nail or David Garvin as Trustee under the Deed of Trust. Mortgage Servicer has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. This foreclosure is being administered by Mortgage Servicer. Mortgage Servicer is representing Mortgagee under a servicing agreement

**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.**

Notice is given that on the Date of Sale, Trustees will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Shelley Nail or Coby Nail or Donna Trout or Zane Nail or Zoey Fernandez or Zia Nail or David Garvin, Trustee

POSTED at 1:30 P M O'clock 9/15/2025  
JURY PADRON, County Clerk, Howard County, Texas  
By Anne L. Gonzalez Deputy