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FILED and certified as RECORDED in the
Official Public Records of Lamb County
Rene Trevino, County Clerk \$29.00



FILED FOR RECORD
AT 10:05 O'CLOCK A.M.

AUG 08 2025

RENE TREVINO
CLERK OF COUNTY COURT
LAMB COUNTY, TEXAS

#6994

Notice of Foreclosure Sale

Deed of Trust:
Dated: April 19, 2023
Grantor: Christle Ann Cantu
Trustee: Carter Bruening
Lender: Abel Cantu and Carmen Cantu, Husband and Wife
Recorded in: Volume 823 Page 605 of the real property records of Lamb County, Texas.

Legal Description: Being a part of Block Twenty-One (21) of the West Side Addition to the City of Littlefield, Lamb County, Texas more particularly described as:
BEGINNING at a point 10 feet South and 106 feet 11 inches West of the Northeast corner of said Block 21;
THENCE South 140 feet;
THENCE East 50 feet;
THENCE North 140 feet;
THENCE West 50 feet to the PLACE OF BEGINNING.

Secures: Promissory Note ("Note") in the original principal amount of \$45,000.00, executed by Christle Ann Cantu ("Borrower") and payable to the order of Lenders

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto

Substitute Trustee: Anna J. Ricker
Substitute Trustee's
Address: 713 Phelps, Littlefield, Texas 79339

Foreclosure Sale:
Date: Tuesday, September 2, 2025
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:30 pm and not later than three hours thereafter.

Place: Lamb County Courthouse
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Abel Cantu and Carmer Cantu's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Abel Cantu and Carmen Cantu, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Abel Cantu and Carmen Cantu's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Abel Cantu's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business

and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Abel Cantu and Carmen Cantu pass the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Abel Cantu and Carmen Cantu. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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.



Anna J. Ricker, Substitute Trustee
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