

## NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF 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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated August 14, 2025 and recorded under Vol. 450, Page 120, or Clerk's File No. 75769, in the real property records of CASTRO County Texas, with Alex Hernandez, unmarried man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Ark-La-Tex Financial Services, LLC dba Benchmark Mortgage, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Alex Hernandez, unmarried man securing payment of the indebtedness in the original principal amount of \$257,254.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Alex Hernandez. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

### Legal Description:

**ALL OF LOT 1, JAY LEE TOUCHSTONE SUBDIVISION OF 6.23 ACRES OF LAND OUT OF THE SOUTHEAST CORNER OF SURVEY 36, BLOCK M, CASTRO COUNTY, TEXAS, AN ADDITION TO THE CITY OF DIMMITT, CASTRO COUNTY, TEXAS AS SHOW BY THE PLAT THEREOF, OF RECORD IN VOLUME 117, PAGE 86, DEED RECORDS OF CASTRO COUNTY, TEXAS.**

### PLUS:

**A TRACT OF LAND OUT OF THE EAST PART OF LOT 2, JAY LEE TOUCHSTONE SUBDIVISION, A SUBDIVISION OF 6.23 ACRES OUT OF THE SOUTHEAST CORNER OF SURVEY 36, BLOCK M, CASTRO COUNTY, TEXAS, THE PLAT THEREOF APPEARING OF RECORD IN VOLUME 117, PAGE 86, DEED RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES**

### SALE INFORMATION

**Date of Sale: 09/01/2026**

**Earliest Time Sale Will Begin: 10:00 AM**

**Location of Sale:** The place of the sale shall be: CASTRO County Courthouse, Texas at the following location: Just inside the north foyer entrance of the Castro County Courthouse, in front of the commissioner's court bulletin board, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

### TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.



The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. **Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.**

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**STRICT COMPLIANCE WITH FINCEN RULES AND REGULATIONS IS REQUIRED FOR PURCHASE OF THE PROPERTY AT THIS SALE. A FORECLOSURE DEED WILL NOT ISSUE WITHOUT SUCCESSFUL BIDDER PROVIDING ALL INFORMATION NECESSARY FOR STRICT COMPLIANCE WITH FINCEN.**

**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.**

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Brad Dickey, Jose A. Bazaldua, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, or Codilis & Moody, P.C., as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on 06/23/2026.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: Ryan Crowley

Printed Name: Ryan Crowley

C&M No. 44-26-02661



**EXHIBIT "A"**  
**Property Description**

**PROPERTY DESCRIPTION:**

All of Lot 1, Jay Lee Touchstone Subdivision of 6.23 acres of land out of the Southeast corner of Survey 36, Block M, Castro County, Texas, an addition to the City of Dimmitt, Castro County, Texas as shown by the plat thereof, of record in Volume 117, Page 86, Deed Records of Castro County, Texas.

**PLUS:**

A tract of land out of the East part of Lot 2, Jay Lee Touchstone Subdivision, a subdivision of 6.23 acres out of the Southeast corner of Survey 36, Block M, Castro County, Texas, the plat thereof appearing of record in Volume 117, Page 86, Deed Records of said county. Said tract is described by metes and bounds as follows:

BEGINNING at a 3/8 in iron rod set in the Southerly line of state Highway 86 for the Northwest corner of Lot 3, Jay Lee Touchstone Subdivision whence a 3/8" iron rod found for the Southeast corner of Section 36, Block M bears South 0 deg. 07'04" East 557.13 feet and South 9 deg. 51'34" East, 440.06 feet;

THENCE Northeasterly along the Southerly line of said highway and along a curve to the left with a radius of 5760.05 feet and a central angle of 1 deg. 10'46", an arc distance of 118.57 feet to the Northeast corner of Lot 3 and the Northwest corner of Lot 2, said subdivision;

THENCE continuing Northeasterly along the Southerly line of said highway and along a curve to the left with a radius of 5760.05 feet and a central angle of 1 deg. 19'12", an arc distance of 132.70 feet to a 3/8" iron rod for the NORTHWEST and actual BEGINNING corner of this tract;

THENCE continuing Northeasterly along the Southerly line of said highway and along a curve to the left with a radius of 5760.05 feet and a central angle of 0 deg. 10'22", an arc distance of 17.37 feet to the Northeast corner of Lot 2 and the Northwest corner of Lot 1, said subdivision;

THENCE South 23 deg. 48'30" East 206.72 feet to the Southeast corner of Lot 2, and the Southwest corner of Lot 1 and being in the Northerly line of an alley;

THENCE South 66 deg. 11'30" West along the South line of said Lot 2 and the Northerly line of said alley, 15.78 feet to a 3/8 inch iron rod;

THENCE North 24 deg. 14'55" West 206.13 feet to the place of beginning