



NOTICE OF FORECLOSURE SALE

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 OR 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.

1. Property to Be Sold. The property to be sold is described as follows: SURFACE ESTATE ONLY OF A TRACT OF LAND, BEING THE SAME TRACT AS THE TRACT DESCRIBED IN VOLUME 5083, PAGE 111, LUBBOCK COUNTY REAL PROPERLY RECORDS (LCRPR) AND BEING OUT OF SECTION 48, BLOCK 20, LUBBOCK COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A FOUND 3/8 INCH IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT WHICH BY DEED CALLS BEARS SOUTH 0 DEGREES 06 MINUTES EAST, 761.08 FEET FROM THE NORTHWEST CORNER OF SECTION 48, BLOCK 20, A FOUND 1 INCH IRON PIPE BEARS NORTH 01 DEGREES 41 MINUTES 29 SECONDS EAST (TEXAS NORTH CENTRAL ZONE BEARING BASIS), 761.19 FEET;
THENCE NORTH 01 DEGREES 41 MINUTES 29 SECONDS EAST (CALLED NORTH 00 DEGREES 06 MINUTES WEST), 149.88 FEET (CALLED 150.0 FEET) ALONG THE WESTERLY SIDE OF A GRADED COUNTY ROAD TO THE SOUTHWEST CORNER OF THE PLAT LIMITS OF SOUTHWEST VISTAS ADDITION, AS RECORDED IN VOLUME 6837, PAGE 291, LCRPR AND THE NORTHWEST CORNER OF THIS TRACT;
THENCE SOUTH 88 DEGREES 17 MINUTES 28 SECONDS EAST (CALLED NORTH 89 DEGREES 54 MINUTES EAST), WITH THE SOUTH LINE OF THE PLAT LIMITS OF SOUTHWEST VISTAS, AT 40.0 FEET PASS A FOUND 3/8 INCH IRON ROD IN THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 1440, IN ALL 295.0 FEET TO A FOUND 3/8 INCH IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT;
THENCE SOUTH 01 DEGREES 41 MINUTES 29 SECONDS WEST (CALLED SOUTH 00 DEGREES 06 MINUTES EAST), ALONG A WESTERLY LINE OF THE TRACT DESCRIBED IN VOLUME 6229, PAGE 322, LCRPR, 150.0 FEET TO A CUT "X" IN CONCRETE FOR THE SOUTHEAST CORNER OF THIS TRACT;
THENCE NORTH 88 DEGREES 16 MINUTES 13 SECONDS WEST (CALLED SOUTH 89 DEGREES 54 MINUTES WEST), ALONG A NORTHERLY LINE OF THE TRACT DESCRIBED IN VOLUME 6229, PAGE 322, AT 255.08 FEET (CALLED 255.0 FEET) PASS A FOUND 3/8 INCH IRON ROD, IN ALL 295.0 FEET TO THE PLACE OF BEGINNING.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/19/2007 and recorded in Document 2007051490 real property records of Lubbock County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 05/07/2024

Time: 10:00 AM

Place: Lubbock County, Texas at the following location: THE GAZEBO LOCATED ON THE FRONT LAWN OF THE COUNTY COURTHOUSE, WITH THE FIRST ALTERNATE LOCATION BEING THE SECOND FLOOR AUDITORIUM AT 916 MAIN AND THE SECOND ALTERNATE LOCATION BEING THE COMMISSIONERS' COURT LOCATED ON THE FIFTH FLOOR OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. 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.

5. Obligations Secured. The Deed of Trust executed by RANDY L. BOWNS AND TAMARA BOWNS, provides that it secures the payment of the indebtedness in the original principal amount of \$115,600.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. TIB The Independent BankersBank, N.A. is the current mortgagee of the note and deed of trust and TIB - THE INDEPENDENT BANKERSBANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is TIB The Independent BankersBank, N.A. c/o TIB - THE INDEPENDENT BANKERSBANK, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. TIB The Independent BankersBank, N.A. obtained a Order from the 237th District Court of Lubbock County on 03/18/2024 under Cause No. DC-2024-CV-0118. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
✓ Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254



For additional sale information visit: www.auction.com or (800) 280-2832

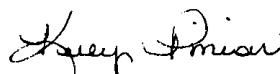
Certificate of Posting

I am Terry Browder whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,
Houston, TX 77056. I declare under penalty of perjury that on 03-21-24 I filed this Notice of Foreclosure Sale at the office
of the Lubbock County Clerk and caused it to be posted at the location directed by the Lubbock County Commissioners Court.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS





Kelly Pinion, County Clerk
Lubbock County, TEXAS
03/21/2024 10:14 AM
FEE: \$2.00
2024011442