

**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 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.

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **DATE OF SALE:** The sale is scheduled to be held on Tuesday, the 5th day of December, 2023.

2. **TIME OF SALE:** The earliest time at which the sale shall occur is 10:00 o'clock a.m. The sale shall begin at that time or not later than three hours after that time.

3. **PLACE OF SALE:** The sale shall take place at the area at the Lubbock County Courthouse designated by the Commissioner's Court of Lubbock County, Texas, where foreclosure sales are to take place, being the Gazebo located on the front lawn of the Lubbock County Courthouse, with the first alternate location being the second floor auditorium at 916 Main, Lubbock, Texas, and the second alternate location being the Commissioners' Court located on the fifth floor of the Lubbock County Courthouse.

4. **PROPERTY TO BE SOLD:** The property to be sold is described as follows:

LOT SEVEN (7), LOT EIGHT (8), and the East Twenty-Six feet (E. 26') of LOT NINE (9), BLOCK ONE HUNDRED FIFTY-NINE (159), WEST PARK ADDITION to the City of Slaton, Lubbock County, Texas, according to the Map, Plat and/or Dedication Deed thereof recorded in Volume 26, Page 211 of the Deed Records of Lubbock County, Texas.

5. **DEED OF TRUST:** Information regarding the Deed of Trust that is the subject of this sale is as follows:

<u>Date:</u>	September 3, 2015
<u>Grantor:</u>	MICHAEL W. ROLLINS and DEBRA L. RIGSBEE
<u>Beneficiary:</u>	ROBERT J. BROSELOW
<u>Current Beneficiary:</u>	TCF, LLC, a Texas Limited Liability Company
<u>Trustee:</u>	STAN A. WEAVER
<u>Recording Information:</u>	County Clerk File No. 2015032465, Official Public Records of Lubbock County, Texas

6. **NOTE SECURED BY DEED OF TRUST:** Information regarding the Note secured by the Deed of Trust that is the subject of this sale is as follows:

<u>Date:</u>	September 3, 2015
<u>Face Amount:</u>	\$90,000.00
<u>Maker:</u>	MICHAEL W. ROLLINS and DEBRA L. RIGSBEE
<u>Payee:</u>	ROBERT J. BROSELOW
<u>Current Noteholder:</u>	TCF, LLC, a Texas Limited Liability Company


7. **SUBSTITUTION OF TRUSTEE:** Information regarding the appointment of a Substitute Trustee is as follows:

<u>Date:</u>	December 9, 2021
<u>Substitute Trustee:</u>	Terry Browder, Laura Browder, Marsha Monroe or Jamie Osborne
<u>Substitute Trustee's Street Address:</u>	14800 Landmark Blvd., Suite 850 Dallas, Texas 75254

8. **TERMS OF SALE:** The sale will be conducted as a public auction to the highest bidder for cash, subject to the right of the beneficiary thereunder to have its bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. The sale will be made subject to any title matters set forth in the Deed of Trust. Prospective bidders are reminded that by law the sale will 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

9. **DEFAULT AND REQUEST TO ACT:** Default has occurred under the terms of the Note and Deed of Trust. The indebtedness represented by the Note is now wholly due and payable. TCF, LLC, a Texas Limited Liability Company, who is the owner and holder of the indebtedness, has requested that the undersigned, as the current Trustee under the Deed of Trust, sell the Property, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

DATED: 11/9/2023


~~TERRY BROWDER~~, LAURA BROWDER,
MARSHA MONROE OR JAMIE
OSBORNE, Substitute Trustee

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
11/09/2023 09:48 AM
FEE: \$3.00
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