

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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.

Matter No.: 135398-TX

Date: May 16, 2025

County where Real Property is Located: Lubbock

ORIGINAL MORTGAGOR: RICHARD A. KINSEY, A SINGLE MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR SFMC, LP DBA SERVICE FIRST
MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY

MORTGAGE SERVICER: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY

DEED OF TRUST DATED 5/23/2014, RECORDING INFORMATION: Recorded on 5/29/2014, as Instrument No. 2014019408 and later modified by a loan modification agreement recorded as Instrument No. 2021047016 on 09/10/2021

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): TRACT I: METES AND BOUNDS DESCRIPTION OF A 4.011 ACRE TRACT OF LAND, MORE OR LESS, AND BEING THAT SAME TRACT OF LAND DESCRIBED UNDER COUNTY CLERK'S FILE NUMBER 2009004658 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS, LOCATED IN THE EAST HALF (E/2) OF THE NORTHEAST QUARTER (NE/4) OF SECTION FIFTY-TWO (52), BLOCK A, H E & W T RAILWAY COMPANY SURVEY, LUBBOCK COUNTY, TEXAS, AND BEING FURTHER DESCRIBED IN EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/1/2025, the foreclosure sale will be conducted in Lubbock County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY is acting as the Mortgage Servicer for SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, as Mortgage Servicer, is representing the Mortgagee, whose address is:

SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY
2105 Waterview Pkwy, Ste 102
Richardson, TX 75080



Matter No.: 135398-TX

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.

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 BOBBY FLETCHER, DAVID RAY, CLAY GOLDEN, ISRAEL CURTIS, JONATHAN SCHENDEL, ANGIE USELTON, CHARLES GREEN, LISA BRUNO, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, CONRAD WALLACE, JOSHUA SANDERS, MATTHEW HANSEN, ALEENA LITTON, AUCTION.COM, TERRY BROWDER, LAURA BROWDER, JAMIE OSBORNE, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.



By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
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SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

TRACT I:

METES AND BOUNDS DESCRIPTION of a 4.011 acre tract of land, more or less, and being that same tract of land described under County Clerk's File Number 2009004658 of the Official Public Records of Lubbock County, Texas, located in the East Half (E/2) of the Northeast Quarter (NE/4) of Section Fifty-Two (52), Block A, H E & W T Railway Company Survey, Lubbock County, Texas, and being further described as follows

BEGINNING at a 3/8" iron rod found in the South line of a right-of-way easement for East FM Road 1294 granted in Commissioners Court Minutes dated March 16, 1915, at the Northwest corner of a 2.025 acre tract of land described under County Clerk File Number 201309966 of the Official Public Records of Lubbock County, Texas, and the Northeast corner of this tract, which bears South, a distance of 20.00 feet and West, a distance of 230.00 feet from the Northeast corner of Section 52, Block A, H E & W.T. Railway Company Survey, Lubbock County, Texas;

THENCE South, along the Western boundary of said 2.025 acre tract of land, a distance of 420.00 feet to a 3/8" iron rod found in the Northern boundary of a 66.70 acre tract described in Volume 7031, Page 311 of the Real Property Records of Lubbock County, Texas, for the Southwest corner of said 2.025 acre tract of land and the Southeast corner of this tract,

THENCE West, along the Northern boundary of said 66.70 acre tract of land, a distance of 416.00 feet to a 3/8" iron rod found at the Southwest corner of this tract;

THENCE North (deed calls North 00°00'42" West), a distance of 420.00 feet to a 3/8" iron rod found in said South easement line, at the Northwest corner of this tract,

THENCE East, a distance of 416.00 feet to the Point of Beginning;

and

TRACT II.

METES AND BOUNDS DESCRIPTION of a 2.025 acre tract of land of land, more or less, and being that same tract of land described under County Clerk's File Number 2013009966 of the Official Public Records of Lubbock County, Texas, located in the East Half (E/2) of the Northeast Quarter (NE/4) of Section Fifty-Two (52), Block A, H E & W T. Railway Company Survey, Lubbock County, Texas, and being further described as follows

BEGINNING at a 1/2" iron rod with cap set in the intersection of the South line of a right-of-way easement for East FM Road 1294 and the West line of a right-of-way easement for North County Road 2800, both having been granted in Commissioners Court Minutes dated March 16, 1915, for the Northeast corner of this tract, which bears South, a distance of 20.00 feet and West, a distance of 20.00 feet from the Northeast corner of Section 52, Block A, H E & W T Railway Company Survey, Lubbock County, Texas,

THENCE South, along said West easement line, a distance of 420.00 feet to a 1/2" iron rod with cap set in the Northern boundary of a 66.70 acre tract of land described in Volume 7031, Page 311 of the Real Property Records of Lubbock County, Texas, for the Southeast corner of this tract,

THENCE West, along the Northern boundary of said 66.70 acre tract of land, a distance of 210.00 feet to a 3/8" iron rod found at the Southeast corner of a 4.011 acre tract of land described under County Clerk's File Number 2009004658 of the Official Public Records of Lubbock County, Texas, and the Southwest corner of this tract;

THENCE North, along the Eastern boundary of said 4.011 acre tract of land, a distance of 420.00 feet to a 3/8" iron rod found in said South easement line, at the Northwest corner of this tract;

THENCE East, along said South easement line, a distance of 210.00 feet to the Point of Beginning

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
05/22/2025 10:12 AM
FEE: \$2.00
2025019814