

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

TX 1938-23.2

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**DATE:** July 15, 2025

**NOTE:** Promissory Lien Note described as follows:

Date:	August 16, 2019
Debtor:	Debbie Ann Dent and Eddie Charles Dent
Original Creditor:	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Sun West Mortgage Company, Inc.
Original Principal Amount:	\$141,390.00
Current Holder:	Sun West Mortgage Company, Inc.

**DEED OF TRUST:** Deed of Trust described as follows:

Date:	August 16, 2019
Grantor:	Debbie Ann Dent and Eddie Charles Dent, As Wife And Husband
Trustee:	Michael Burns, Attorney at Law
Current Beneficiary:	Sun West Mortgage Company, Inc.
Recorded:	Instrument No. 2019033487 of the Public Records Of Lubbock County, State of Texas.

**LENDER:** Sun West Mortgage Company, Inc.

**BORROWER:** Debbie Ann Dent and Eddie Charles Dent

**PROPERTY:** The real property described as follows:

LOT TWENTY-THREE (23), BLOCK FORTY-SIX (46), OVERTON ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF, RECORDED IN/UNDER VOLUME 19, PAGE 56, AND REFILED IN VOLUME 19, PAGE 568, OF THE DEED RECORDS OF LUBBOCK COUNTY, TEXAS

**SUBSTITUTE TRUSTEE:** **SUBSTITUTE TRUSTEE:** Brent W. Martinelli, Kelley Church,

Brandi Wilson, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Todd Paxton, Chad McDougal, Donna Dubose, Ed Henderson, Terry Browder, Marsha Monroe, Laura Browder, Jamie Osborne

**SUBSTITUTE TRUSTEE'S MAILING ADDRESS:**

Quintairos, Prieto, Wood & Boyer, P.A.  
255 South Orange Avenue, Suite 900  
Orlando, Florida 32801

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

**September 2, 2025**, the first Tuesday of the month, to commence at 10:00am, or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

The gazebo located on the front lawn of the Lubbock County Courthouse with the first alternate location being the 2nd floor auditorium at 916 Main and the second alternate location being the Commissioner's Courtroom located on the 5th floor of the courthouse

**RECITALS**

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

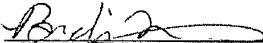
Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with the Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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 of Sale executed by:

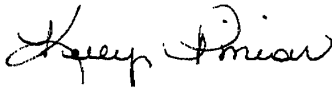
  
\_\_\_\_\_  
Trustee  
Brandi Wilson, Esq.



## FILED AND RECORDED

OFFICIAL PUBLIC RECORDS





Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
07/31/2025 09:19 AM  
FEE: \$2.00  
2025029715