

1913 44th St, Lubbock, TX 79412

25-011018

**NOTICE OF [SUBSTITUTE] TRUSTEE'S 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.**

**1. Date, Time, and Place of Sale.**

Date: 10/07/2025

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Lubbock County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 30, 2002, and recorded in the real property records of Lubbock County, TX and is recorded under Clerk's Book 7785, Page 263 with Magdaleno R. Castillo and Josefina H. Castillo (grantor(s)) and State National Bank, a Texas Corporation mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Magdaleno R. Castillo and Josefina H. Castillo, securing the payment of the indebtedness in the original amount of \$52,584.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT SEVEN (7), BLOCK ONE (1), BEN DIXON SUBDIVISION OF LOTS 1 AND 2, BLOCK 23, CRUMP FIVE ACRE ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT, AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 408, PAGE 207 OF THE DEED RECORDS OF LUBBOCK COUNTY, TEXAS.

6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.  
11625 N Community House Rd  
Charlotte, NC 28277

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq., or Carson Emmons, Esq., or Justin Ritchie, Esq., or Jeffrey Kramer, Esq., or AWEST or Agency Sales and Posting LLC, whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Auction.com LLC or Xome Inc. and Tejas Corporate Services, LLC, or Terry Browder, Laura Browder or Bobby Fletcher, Clay Golden, Israel Curtis, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Shawn Schiller, Joshua Sanders, Matthew Hansen, Aleena Litton, Daniel Hart, Dalene VanDerMyden, or Jamie Osborne or Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook Todd Paxton, Chad McDougal, Donna Dubose, Ed Henderson, Marsha Monroe or Brian Hooper, Mike Jansta, Mike Hayward, or Jay Jacobs, 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.**

July 29, 2025

Executed on

Executed on

7/31/25

/s/ Justin Ritchie

James E. Albertelli, P.A.  
Kirk Schwartz, Esq.  
Carson Emmons, Esq.  
Justin Ritchie, Esq.  
Jeffrey Kramer, Esq.  
6565 N. MacArthur, Suite 470  
Irving, TX 75039

**SUBSTITUTE TRUSTEE**

Agency Sales & Posting  
Agency Sales and Posting LLC or Auction.com LLC  
or Terry Browder, Laura Browder, Jamie Osborne  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

**CERTIFICATE OF POSTING**

My name is Terry Browder, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 7/31/25 I filed at the office of the Lubbock County Clerk and caused to be posted at the Lubbock County courthouse this notice of sale.

Declarant's Name:

Date:

Terry Browder  
7/31/25

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Kelly Pinion*

Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
07/31/2025 12:24 PM  
FEE: \$2.00  
2025029756