

SELECT PORTFOLIO SERVICING, INC. (SPS)
FRANCIS, BARBARA AND ESTATE OF DOROTHY
1005 136TH, LUBBOCK, TX 79423

CONVENTIONAL
Firm File Number: 19-034309

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 23, 2007, DOROTHY FRANCIS AND BARBARA FRANCIS, BOTH SINGLE WOMAN (LARRY GRAY ALSO SIGNED), as Grantor(s), executed a Deed of Trust conveying to RUBY E VIGIL, as Trustee, the Real Estate hereinafter described, to BENEFICIAL TEXAS INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of LUBBOCK COUNTY, TX and is recorded under Clerk's File/Instrument Number 2007043359, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , Tuesday, October 7, 2025 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in LUBBOCK COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §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.

Said Real Estate is described as follows: In the County of Lubbock, State of Texas:

A PORTION OF LOT FIFTY-EIGHT (58) , WINCO TERRACE ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT, AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 1080, PAGE 26 OF THE DEED RECORDS OF LUBBOCK COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH BOUNDARY LINE OF SAID LOT FIFTY-EIGHT (58), WHICH POINT IS 105.00 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT FIFTY-EIGHT (58), FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT;

THENCE SOUTH, PARALLEL WITH THE EAST BOUNDARY LINE OF SAID LOT FIFTY-EIGHT (58), 290.5 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT FIFTY-EIGHT (58) FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT FIFTY-EIGHT (58), 100 00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH, PARALLEL WITH THE EAST BOUNDARY LINE OF SAID LOT FIFTY-EIGHT (58), 290.5 FEET TO A POINT IN THE NORTH BOUNDARY LINE OF SAID LOT FIFTY-EIGHT (58). FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT FIFTY-EIGHT (58), 100 00 FEET TO THE PLACE OF BEGINNING.

TAX MAP OR PARCEL ID NO.: R99072

Property Address:	1005 136TH LUBBOCK, TX 79423
Mortgage Servicer:	SELECT PORTFOLIO SERVICING, INC.
Mortgagee:	U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2025-NR1 3217 S. DECKER LAKE DR. SALT LAKE CITY, UT 84119

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.

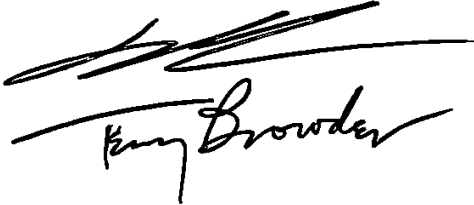
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO
SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT**

IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE
IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE
SERVICER

SUBSTITUTE TRUSTEE

Terry Browder, Laura Browder or Jamie Osborne
14800 Landmark Blvd, Suite 850
Dallas, TX 75254

WITNESS MY HAND this day August 8, 2025.



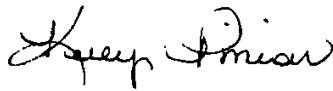
By: 

Ronny George
Texas Bar No. 24123104
Grant Tabor
Texas Bar No. 24027905
Kathryn Dahlin
Texas Bar No. 24053165
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for U.S. Bank Trust Company, National
Association, not in its individual capacity but solely in its
capacity as Indenture Trustee of CIM Trust 2025-NR1

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 military service to the sender of this notice immediately.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion, County Clerk
Lubbock County, TEXAS
08/14/2025 10:52 AM
FEE: \$2.00
2025031546