



Our Case No. 24-04799-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS  
COUNTY OF LUBBOCK

**Deed of Trust Date:**  
January 4, 1990

**Property address:**  
726 11TH ST  
WOLFFORTH, TX 79382

**Grantor(s)/Mortgagor(s):**  
JUAN ESCANDON AND WIFE, MARIA ESCANDON

**LEGAL DESCRIPTION:** LOT THREE (3), SOUTH FRENSHIP HEIGHTS ADDITION TO the City of Wolfforth, out of Section 31, Block D-6, Lubbock County, Texas, according to the Map, Plat and/or Dedication Deed thereof recorded in Volume 1657, Page 947 of the Deed Records of Lubbock County, Texas.

Subject to restrictive covenants as shown of record in Volume 1657, Page 947 of the Deed Records of Lubbock County, Texas.

Subject to easement as shown of record in Volume 1518, Page 416 of the Deed Records of Lubbock County, Texas.

**Original Mortgagee:**  
UNITED STATES SECRETARY OF AGRICULTURE

**Earliest Time Sale Will Begin:** 10:00 AM

**Current Mortgagee:**  
UNITED STATES SECRETARY OF AGRICULTURE

**Date of Sale:** NOVEMBER 4, 2025

**Property County:** LUBBOCK

**Original Trustee:** J. LYNN FUTCH

**Recorded on:** January 4, 1990  
**As Clerk's File No.:** 451

**Mortgage Servicer:**  
UNITED STATES SECRETARY OF AGRICULTURE

**Substitute Trustee:**  
Jamie Osborne, Laura Browder, Terry Browder, Marinosci  
Law Group PC, Resolve Trustee Services, LLC

**Substitute Trustee Address:**  
c/o Marinosci Law Group, P.C.  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300

**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.**

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Jamie Osborne, Laura Browder, Terry Browder, Marinosci Law Group PC, Resolve Trustee Services, LLC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

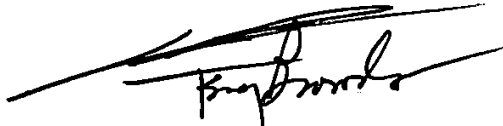
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, NOVEMBER 4, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Lubbock County Courthouse, 904 Broadway, Lubbock, TX 79401 as 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 was posted.

UNITED STATES SECRETARY OF AGRICULTURE, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

WITNESS MY HAND, 9/18/25



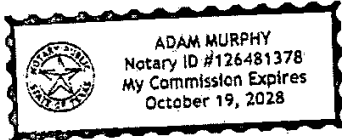
THE STATE OF TEXAS  
COUNTY OF DALLAS

MARINOSCI LAW GROUP, P.C.

By:   
SAMMY HOODA  
MANAGING ATTORNEY

Before me, ADAM MURPHY, the undersigned officer, on this, the 18 day of SEPT 2025, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal  
(SEAL)



  
Notary Public for the State of TEXAS

My Commission Expires: 10-19-28  
ADAM MURPHY  
Printed Name and Notary Public

Grantor: UNITED STATES SECRETARY OF  
AGRICULTURE  
3775 VENTURE DRIVE  
DULUTH, GA 30096  
Our File No. 24-04799

Return to: MARINOSCI LAW GROUP, P.C.  
MARINOSCI & BAXTER  
16415 Addison Road, Suite 725  
Addison, TX 75001

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Kelly Pinion*

Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
09/25/2025 09:50 AM  
FEE: \$2.00  
2025037948