

SELECT PORTFOLIO SERVICING, INC. (SPS)
PORTILLO, SYLVIA
2912 HARVARD ST, LUBBOCK, TX 79415

CONVENTIONAL
Firm File Number: 24-041030

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 18, 2006, JUAN G RODRIGUEZ, AN UNMARRIED PERSON AND SYLVIA PORTILLO, AN UNMARRIED PERSON, as Grantor(s), executed a Deed of Trust conveying to MATTHEW HADDOCK, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST FRANKLIN A DIVISION OF NATIONAL CITY BANK 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 2006035454, 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, December 2, 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:

LOT TWELVE (12), BLOCK ONE (1), MARLIN PARK, AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION OF LOT TWELVE (12), BLOCK ONE (1), MARLIN PARK, AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 414, PAGE 617 OF THE DEED RECORDS OF LUBBOCK COUNTY, TEXAS, AND SAID PORTION BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2' IRON ROD WITH CAP SET IN THE NORTH RIGHT-OF-WAY LINE OF HARVARD STREET, FOR THE SOUTHEAST CORNER OF LOT 12, BLOCK 1, MARLIN PARK, AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, AND THE SAME BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE WEST, ALONG THE SAID RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 150.00 FEET TO A SET CROSS ON CONCRETE CUT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH, A DISTANCE OF 59.40 FEET TO A POINT, FOR A CORNER OF THIS TRACT;

THENCE NORTH 33°05'00" EAST, A DISTANCE OF 31.10 FEET TO A 1/2" IRON ROD WITH CAP SET IN THE SOUTH LINE OF A 15.00 FOOT ALLEY AND THE NORTH LINE OF SAID LOT 12, AT THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 56°55'00" EAST, ALONG THE NORTH LINE OF SAID ALLEY, AND THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 158.10 FEET TO THE POINT OF BEGINNING

Property Address:	2912 HARVARD ST LUBBOCK, TX 79415
Mortgage Servicer:	SELECT PORTFOLIO SERVICING, INC.
Mortgagee:	WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF15 MORTGAGE PASS- THROUGH CERTIFICATES, SERIES 2006-FF15 3217 S. DECKER LAKE DR. SALT LAKE CITY, UT 84119

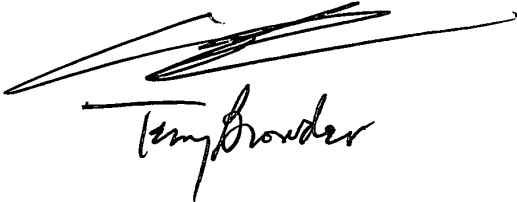
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property 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 October 14, 2025.



By: _____
Grant Tabor
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Kathryn Dahlin
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Houston, TX 77040
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Attorneys for Wells Fargo Bank, National Association, as
trustee for the holders of the First Franklin Mortgage Loan
Trust 2006-FF15 Mortgage Pass-Through Certificates,
Series 2006-FF15

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

Kelly Pinion, County Clerk
Lubbock County, TEXAS
10/16/2025 09:56 AM
FEE: \$2.00
2025040801