

MIDWEST LOAN SERVICES (MLS)  
SILVA, MARIO  
4413 52ND STREET, LUBBOCK, TX 79414

2025048274 2 PGS POST  
CONVENTIONAL  
Firm File Number: 25-043327

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on April 5, 2022, MARIO ANTONIO SILVA AND AUTUMN SHEREE SILVA, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to RUTH W. GARNER, as Trustee, the Real Estate hereinafter described, to TEXAS TECH FEDERAL CREDIT UNION 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 2022016441, 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, February 3, 2026 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:

THE WEST FIFTEEN FEET (W 15') OF LOT SEVEN (7) AND THE EAST FIFTY-FIVE FEET (E 55') OF LOT EIGHT (8), BLOCK THREE (3), SYLVAN DELL HEIGHTS, AN ADDITION TO CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT, AND/OR DEDICATION DEED THEREOF, RECORDED IN VOLUME 479, PAGE 214, DEED RECORDS OF LUBBOCK COUNTY, TEXAS


Property Address: 4413 52ND STREET  
LUBBOCK, TX 79414  
Mortgage Servicer: MIDWEST LOAN SERVICES  
Mortgagee: CARTER FEDERAL CREDIT UNION  
400 QUINCY ST.  
6TH FLOOR  
HANCOCK, MI 49930

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  
Tejas Corporate Services, LLC  
14800 Landmark Blvd, Suite 850  
Dallas, TX 75254

WITNESS MY HAND this day December 4, 2025.



By: \_\_\_\_\_  
Grant Tabor  
Texas Bar No. 24027905  
Kathryn Dahlin

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Attorneys for CARTER FEDERAL CREDIT UNION

**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  
12/11/2025 11:14 AM  
FEE: \$2.00  
2025048274