

14321 COUNTY ROAD 1410  
WOLFFORTH, TX 79382

00000010440964

**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: January 06, 2026

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE GAZEBO LOCATED ON THE FRONT LAWN OF THE LUBBOCK COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 07, 2022 and recorded in Document INSTRUMENT NO. 2022055103 real property records of LUBBOCK County, Texas, with SANDRA JO CRONIN AND ROWDY WEST SHELLEY, WIFE AND HUSBAND, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by SANDRA JO CRONIN AND ROWDY WEST SHELLEY, WIFE AND HUSBAND, securing the payment of the indebtednesses in the original principal amount of \$213,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING  
601 OFFICE CENTER DRIVE  
SUITE 100  
FORT WASHINGTON, PA 19034

**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 undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SERVICELINK AGENCY SALES AND POSTING, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 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 beneficiary therein.

*Il sb*

*Ruth A Garza*

Israel Saucedo

**Certificate of Posting**

My name is Ruth A. Garza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on Dec 12, 2025 I filed at the office of the LUBBOCK County Clerk and caused to be posted at the LUBBOCK County courthouse this notice of sale.

*Ruth A Garza*

Declarants Name: *Ruth A. Garza*

Date: *Dec 12, 2025*

00000010440964

LUBBOCK



TRACT ONE:

FIELD NOTES OF A 0.736 ACRE, MORE OR LESS, OUT OF LOT 9, HIGHWAY 179 ESTATES, A SUBDIVISION OUT OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, BLOCK A-K, LUBBOCK COUNTY, TEXAS AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD HAVING TEXAS NORTH CENTRAL ZONE COORDINATES OF NORTH: 7343615.59, EAST: 895514.93 (NAD 83, 2011, EPOCH 2010.0000) FOR THE SOUTHWEST CORNER OF THIS TRACT FROM WHICH THE SOUTHWEST CORNER OF 16, BLOCK A-K IS CALLED TO BEAR SOUTH, 170.11 FEET AND WEST, 797.60 FEET;

THENCE N 01°50'15" E (TEXAS NORTH CENTRAL ZONE BEARING BASIS) (CALLED NORTH), ALONG THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 1410 (A STRIP PAVED ROAD), 97.12 FEET (CALLED 97.00 FEET) TO A FOUND 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF A 0.735 ACRE TRACT SURVEYED THE SAME DATE AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 88°08'47" E (CALLED EAST), ALONG THE SOUTH LINE OF THE 0.735 ACRE TRACT, 330.42 FEET (CALLED 330.50 FEET) TO A FOUND 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF THE 0.735 ACRE TRACT AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE S01°51'50" W (CALLED SOUTH), 96.98 FEET (CALLED 97.00 FEET) TO A FOUND 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 88°10'10" W (CALLED WEST), A DISTANCE OF 330.37 FEET (CALLED 330.50 FEET) TO THE PLACE OF BEGINNING AND CONTAINING 0.736 ACRES, MORE OR LESS.

TRACT TWO:

FIELD NOTES ON A 0.735 ACRE, MORE OR LESS, OUT OF LOT 9, HIGHWAY 179 ESTATES, A SUBDIVISION OUT OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 16, BLOCK A-K, LUBBOCK COUNTY, TEXAS AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 1/2" IRON ROD HAVING TEXAS NORTH CENTRAL ZONE COORDINATES OF NORTH: 7343615.59, EAST: 895514.93 (NAD 83, 2011, EPOCH 2010.0000) FOR THE SOUTHWEST CORNER OF THIS TRACT FROM WHICH THE SOUTHWEST CORNER OF 16, BLOCK A-K IS CALLED TO BEAR SOUTH, 170.11 FEET AND WEST, 797.60 FEET;

THENCE N 01°50'15" E (TEXAS NORTH CENTRAL ZONE BEARING BASIS) (CALLED NORTH), ALONG THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 1410 (A STRIP PAVED ROAD), 97.12 FEET (CALLED 97.00 FEET) TO A FOUND 1/2" IRON ROD FOR THE NORTHWEST CORNER OF A 0.736 ACRE TRACT SURVEYED THE SAME DATE AND THE SOUTHWEST CORNER AND THE BEGINNING CORNER OF THIS TRACT;

THENCE N 01°51'45" E, ALONG THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 1410, A DISTANCE OF 96.95 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 88° 08'47" E, A DISTANCE OF 330.42 FEET TO THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 01°51 '50" W, A DISTANCE OF 96.95 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THE 0.736 ACRE TRACT AND THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 88°08'47" W, ALONG THE NORTH LINE OF THE 0.736 ACRE TRACT, 330.42 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.735 ACRES.

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Kelly Pinion*

Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
12/12/2025 02:18 PM  
FEE: \$2.00  
2025048442