



FILED FOR RECORD
2026 JAN 13 P 39
00860010688802
LUBBOCK COUNTY CLERK
LUBBOCK, TEXAS
Kathy J. Fritsch

5504 96TH STREET
LUBBOCK, TX 79424

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: March 03, 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 28, 2022 and recorded in Document INSTRUMENT NO. 2023000327 real property records of LUBBOCK County, Texas, with ZACHARY LYNN TAYLOR MARRIED MAN AND ROBERTO SALAS MARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ZACHARY LYNN TAYLOR MARRIED MAN AND ROBERTO SALAS MARRIED MAN, securing the payment of the indebtedness in the original principal amount of \$185,085.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC 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. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452



5504 96TH STREET
LUBBOCK, TX 79424

00000010688802

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 AUCTION.COM, 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.

I do

Israel Saucedo

*DLeonz
Debbie L Gonzales
1/13/2024*

Certificate of Posting

My name is Debbie L Gonzales, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 1/13/2024 I filed at the office of the LUBBOCK County Clerk and caused to be posted at the LUBBOCK County courthouse this notice of sale.

DLeonz
Declarant's Name: Debbie L Gonzales

Date: 1/13/2024

5504 96TH STREET
LUBBOCK, TX 79424

00000010688802

00000010688802

LUBBOCK



LOT ONE HUNDRED FIFTY-NINE (159), HUNTER'S GLEN, AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 1902, PAGE 727 OF THE DEED RECORDS OF LUBBOCK COUNTY, TEXAS.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
01/13/2026 03:45 PM
FEE: \$2.00
2026001381