



NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 9, 2017, PAUL CHANEY, AN UNMARRIED MAN, AND XAVIAN CHANEY, AN UNMARRIED MAN, executed a Deed of Trust/Security Instrument conveying to ORCHARD STREET SETTLEMENTS, LLC, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR OCEANSIDE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2017021128 in the DEED OF TRUST OR REAL PROPERTY RECORDS of LUBBOCK COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, JUNE 7, 2022 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, I will sell said Real Estate at Lubbock County Courthouse, 904 Broadway, Lubbock, TX 79401

in LUBBOCK COUNTY, TEXAS 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 was posted.

Said Real Estate is described as follows: LOT TWO HUNDRED NINETY EIGHT (298), OF TRACY HEIGHTS ADDITION, AN ADDITION TO THE CITY OF LUBBOCK IN LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 1060, PAGE 611 OF THE DEED RECORDS OF LUBBOCK COUNTY, TEXAS.

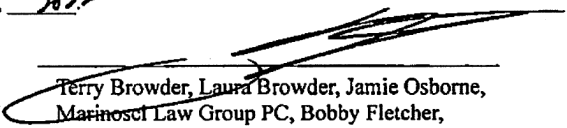
Property Address: 5523 18TH ST, LUBBOCK, TX 79416
Mortgage Servicer: SERVICEMAC
Noteholder: OCEANSIDE MORTGAGE COMPANY
9726 OLD BAILES RD., SUITE 200, FORT MILL, SC 29707

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

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 this 20 day of April, 2022


Terry Browder, Laura Browder, Jamie Osborne,
Marinosci Law Group PC, Bobby Fletcher,
David Ray, Clay Golden, Doak Lambert,
Jonathan Schendel, Angie Uselton, Charles
Green, Lisa Bruno, Shawn Schiller, Patrick
Zwiers, Kristopher Holub, Dana Kamin, Joshua
Sanders, Matthew Hansen, Aleena Litton,
Auction.com

Substitute Trustee Address:
Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750

Dallas, Texas 75254
(972) 331-2300

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
04/21/2022 10:11 AM
FEE: \$3.00
2022018996