

22TX935-0001
5424 8TH PL, LUBBOCK, TX 79416

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

SEE EXHIBIT A

Security Instrument: Deed of Trust dated May 16, 2011 and recorded on May 23, 2011 as Instrument Number 2011016296 in the real property records of LUBBOCK County, Texas, which contains a power of sale.

Sale Information: July 05, 2022, at 10:00 AM, or not later than three hours thereafter, at the gazebo located on the front lawn of the Lubbock County Courthouse with the first alternate location being the 2nd floor auditorium at 916 Main and the second alternate location being the Commissioner's Courtroom located on the 5th floor of the courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by ESTATE OF J T TURNIPSEED secures the repayment of a Note dated May 16, 2011 in the amount of \$159,750.00. MORTGAGE ASSETS MANAGEMENT, LLC, whose address is c/o PHH Mortgage, 8930 S. Beck Avenue, Suite 111, Tempe, AZ 85284, is the current mortgagee of the Deed of Trust and Note and PHH Mortgage is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Mortgage Servicer is representing Mortgagee under a servicing agreement, which permits Mortgage Servicer to collect the debt evidenced by the Note, The address of Mortgagee is:

PHH Mortgage
8930 S. Beck Avenue, Suite 111
Tempe, AZ 85284

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.

Kirk Schwartz

De Cubas, Lewis & Schwartz, PA
Kirk Schwartz, Attorney at Law
PO Box 771270
Coral Springs, FL 33077

Substitute Trustee(s): Bobby Fletcher, Jonathan Schendel, Angie Useton, Charles Green, Lisa Bruno, Shawn Schiller, David Ray, Patrick Zwiers, Kristopher Holub, Dana Kamin, Garrett Sanders, Joshua Sanders, Clay Golden, Logan Thomas, Terry Browder, Laura Browder, Marsha Monroe, Janie Osborne, Doak Lambert, Matthew Hansen, Aleena Litton, Auction.com

c/o De Cubas, Lewis & Schwartz, PA
PO Box 771270
Coral Springs, FL 33077

Certificate of Posting

I, Terry Browder, declare under penalty of perjury that on the 14 day of June, 2022 filed and posted this Notice of Foreclosure Sale in accordance with the requirements of LUBBOCK County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT A

Exhibit A to the Deed of Trust made on May 16, 2011, by J.T. TURNIPSEED A/K/A JOHN T. TURNIPSEED, AN UNMARRIED MAN ("Borrower") to 2001 Agency Corporation, 6688 North Central Expressway, Suite 550, Dallas, TX 75206 ("Trustee") for the benefit of Genworth Financial Home Equity Access, Inc. ("Lender") The Property is located in the county of LUBBOCK, state of Texas, described as follows:

Description of Property

Legal Description attached hereto as Exhibit A and by this reference made a part hereof



3 000023372 GEN 302
Exhibit A Deed of Trust
Mortgage Cadence, LLC © 7381 01/08

A handwritten signature in black ink, appearing to be a stylized 'J' or 'K' followed by a horizontal stroke.

EXHIBIT "A"

The West Fifty-Five Feet (W 55') of Lot Five Hundred Thirty-Eight (538) and the East Five Feet (E 5') of Lot Five Hundred Thirty-Nine (539), Pleasant Ridge Addition, an addition to the City of Lubbock, Lubbock County, Texas according to the map, plat, and/or dedication deed thereof recorded in Volume 748, Page 69 of the Deed Records of Lubbock County, Texas.

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

Kelly Pinion

Kelly Pinion, County Clerk

Lubbock County TEXAS

May 23, 2011 10:23:38 AM

FEE: \$72.00

2011016296

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
06/14/2022 08:36 AM
FEE: \$3.00
2022028985