

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
KAHLICH, JEFF
514 4TH STREET, WOLFFORTH, TX 79382

FHA 494-3719416-706

Firm File Number: 22-037705

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 19, 2010, JEFF KAHLICH AND PENNY KAHLICH, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to BARRY H. ORR, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PRIMEWEST MORTGAGE CORPORATION 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 2010028521, 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, September 6, 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, 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:

LOTS TEN (10), ELEVEN (11), TWELVE (12) AND THIRTEEN (13), BLOCK FIVE (5), OF THE SUBDIVISION OF WOLFFORTH ACREAGE BLOCK TWELVE (12), IN SECTION 24, BLOCK D-6, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF. RECORDED IN VOLUME 184, PAGE 90 OF THE DEED RECORDS OF LUBBOCK COUNTY, TEXAS.

Property Address:

Mortgage Servicer:

Mortgagee:

514 4TH STREET
WOLFFORTH, TX 79382

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

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.

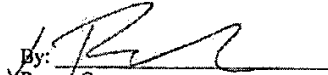
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

SUBSTITUTE TRUSTEE

Terry Browder, Laura Browder, Marsha Monroe, Laura Browder, Jamie Osborne
3225 Rainbow Drive, Suite 248-B
Rainbow City, AL 35906

WITNESS MY HAND this day June 21, 2022.

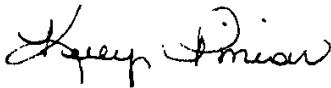


By: 
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Attorneys for Nationstar Mortgage LLC d/b/a Mr. Cooper

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, County Clerk
Lubbock County, TEXAS
06/23/2022 08:55 AM
FEE: \$3.00
2022030656