

2022032880 1 PGS POST

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
12/29/2006

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") SOLELY AS A NOMINEE FOR FIRST  
FRANKLIN A DIVISION OF NATIONAL CITY BANK, ITS  
SUCCESSORS AND ASSIGNS

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2007001253

**Grantor(s)/Mortgagor(s):**  
LORENZO ORTEGA AND MARIA DELROSARIO  
ORTEGA, HUSBAND AND WIFE  
**Current Beneficiary/Mortgagee:**  
First Franklin Mortgage Loan Trust, Mortgage Loan Asset-  
Backed Certificates, Series 2007-FFC, U.S. Bank National  
Association, as Trustee, successor in interest to Bank of  
America, N.A., as Trustee, successor by merger to LaSalle  
Bank National Association, as Trustee  
**Property County:**  
LUBBOCK

**Mortgage Servicer:**  
Specialized Loan Servicing, LLC is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with the  
Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
6200 S. Quebec St.,  
Greenwood Village, CO 80111

**Legal Description:** LOT ONE HUNDRED EIGHTY-NINE-A (189-A), OF A REPLAT OF LOTS ONE HUNDRED EIGHTY-EIGHT (188) THROUGH TWO HUNDRED (200), TWO HUNDRED THIRTY-ONE (231) THROUGH TWO HUNDRED FORTY-SIX (246), TWO HUNDRED FIFTY (250) THROUGH TWO HUNDRED FIFTY-SEVEN (257), TWO HUNDRED SIXTY FOUR (264), THROUGH TWO HUNDRED SEVENTY-THREE (273), AND TWO HUNDRED SEVENTY-FIVE (275) THROUGH TWO HUNDRED SEVENTY-EIGHT (278), SHADOW HILLS, AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT, AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 3287, PAGE 1, OF THE REAL PROPERTY RECORDS OF LUBBOCK COUNTY, TEXAS.

**Date of Sale:** 8/2/2022

**Earliest Time Sale Will Begin:** 10am

**Place of Sale of Property:** THE GAZEBO LOCATED ON THE FRONT LAWN OF THE COUNTY COURTHOUSE, WITH THE FIRST ALTERNATE LOCATION BEING THE SECOND FLOOR AUDITORIUM AT 916 MAIN AND THE SECOND ALTERNATE LOCATION BEING THE COMMISSIONER'S COURT LOCATED ON THE FIFTH FLOOR OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

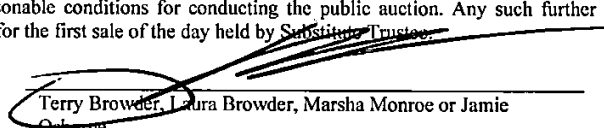
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**

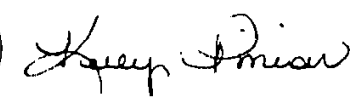
**Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please Send written notice of the active duty military service to the sender of this notice immediately.**

**MH File Number:** TX-22-81636-POS  
**Loan Type:** Conventional Residential

  
Terry Browder, Laura Browder, Marsha Monroe or Jamie Osborne  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**



  
Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
07/07/2022 10:28 AM  
FEE: \$3.00  
2022032880