

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
4/4/2001

Original Beneficiary/Mortgagee:
NORTHERN STAR CAPITAL, LLC, D/B/A TRICOAST
MORTGAGE SERVICES

Recorded in:
Volume: 7037
Page: 55
Instrument No: 10794

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
DAVID GARCIA AND MARY ELLEN GARCIA, HIS
WIFE, JOINING HEREIN PRO FORMA
Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Property County:
LUBBOCK

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: LOT FIFTY-ONE (51), SAVE AND EXCEPT THE WEST 80 FEET THEREOF, WINCO TERRACE
ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP PLAT AND/OR
DEDICATION DEED THEREOF, RECORDED IN VOLUME 1080, PAGE 26, DEED RECORDS, LUBBOCK COUNTY,
TEXAS.

Date of Sale: 10/4/2022

Earliest Time Sale Will Begin: 10:00:00 AM

Place of Sale of Property: Lubbock County Courthouse, 904 Broadway, Lubbock, TX 79401 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.**

Bobby Fletcher, David Bay, 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,
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

MH File Number: TX-20-76659-POS
Loan Type: FHA

Kelly Pinion, County Clerk
Lubbock County, TEXAS
07/21/2022 09:23 AM
FEE: \$3.00
2022035302