

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
2/28/2003

Grantor(s)/Mortgagor(s):
RAMIRO BENITEZ AND JENNIFER BENITEZ

Original Beneficiary/Mortgagee:
PRIMEWEST MORTGAGE CORPORATION

Current Beneficiary/Mortgagee:
Wilmington Savings Fund Society, FSB, d/b/a Christiana
Trust, not individually but as trustee for Pretium Mortgage
Acquisition Trust
Property County:
LUBBOCK

Recorded in:
Volume: 8186
Page: 309
Instrument No: 9419

Mortgage Servicer:
Selene Finance, LP is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3501 Olympus Boulevard, 5th Floor, Suite 500,
Dallas, TX 75019

Legal Description: LOT FORTY (40), SOUTHRIDGE, AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 7451, PAGE 221 OF THE REAL PROPERTY RECORDS OF LUBBOCK COUNTY, TEXAS.

Date of Sale: 9/6/2022

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 LCOATED 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.

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,
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-22-80502-POS
Loan Type: Conventional Residential

Kelly Pinion, County Clerk
Lubbock County, TEXAS
07/28/2022 09:27 AM
FEE: \$3.00
2022036390