



22TX477-0012
610 1ST STREET, ABERNATHY, TX 79311

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT A

Security Instrument: Deed of Trust dated June 15, 2005 and recorded on June 28, 2005 as Instrument Number 25058 in the real property records of LUBBOCK County, Texas, which contains a power of sale. Deed of Trust re-recorded October 27, 2005 as Instrument Number 43022.

Sale Information: October 04, 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 ELIZABETH JENKINS AKA ELIZABETH PEARCE JENKINS secures the repayment of a Note dated June 15, 2005 in the amount of \$82,000.00. FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-1, whose address is c/o Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, is the current mortgagee of the Deed of Trust and Note and Select Portfolio Servicing, Inc. 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.

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.



4758408

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024



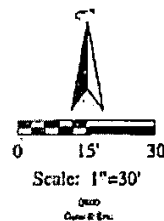
Substitute Trustee(s): Bobby Fletcher, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Shawn Schiller, David Ray, Patrick Zwiers, Kristopher Holub, Dana Kamin, Garrett Sanders, Joshua Sanders, Clay Golden, Logan Thomas, Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Dustin George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I 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).

Original Town of Abernathy, Hubbard County, Texas

Adjoinder:
Vol. 4783, p. 57



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of

Description

Being a 67 feet by 115 feet tract out of the SW part of Block 189, Original Town of Abemathy, Lubbock County, Texas:

BEGINNING at the Southwest Corner of Block 189, City of Abernathy, Lubbock County, Texas;
THENCE East Sixty-seven (67) feet to a point;
THENCE North One Hundred Fifteen (115) feet to a point in the South boundary line of a tract of land described in Vol. 2108, p. 292, Deed Records of Lubbock County, Texas;
THENCE West along the South boundary line of the tract of land in Vol. 2108, p. 292, Deed Records of Lubbock County, Texas, a distance of Sixty-seven (67) feet to a point; and
THENCE South One Hundred Fifteen (115) feet to the place of beginning.

Elyette Jenkins

Confidential

Carl Joe Williams, Registered
Professional Land Surveyor of Texas #2120
P.O. Box 1418
Plainview, Texas 79073
(806) 296-5217 (Fax/Voice)
© May 24, 2005



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Key: $\text{P} \cdot \text{m} \cdot \text{a} \cdot \text{r}$

Kelly Pinion, County Clerk
Lubbock County, TEXAS
09/01/2022 11:28 AM
FEE: \$3.00
2022041962