



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: MAY 6, 2022

NOTE: Note described as follows:

Date: September 25, 2003
Maker: JEANNE MIMMS
Original Payee: WELLS FARGO HOME MORTGAGE, INC.
Original Principal Amount: Up to an original principal amount of \$165,750.00

DEED OF TRUST: Adjustable Rate Home Equity Conversion Deed of Trust described as follows:

Date: September 25, 2003
Grantor: JEANNE MIMMS
Trustee: ROBERT K. FOWLER
Original Beneficiary: WELLS FARGO HOME MORTGAGE, INC.
Recorded: VOLUME 8704, PAGE 66, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF LUBBOCK COUNTY, TEXAS ON OCTOBER 2, 2003.

LENDER: BELTWAY CAPITAL, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS ADMINISTRATOR OF WESTERN RUN CAPITAL MANAGEMENT TRUST

BORROWER: JEANNE MIMMS

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN LUBBOCK COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: RYAN J. BIGBEE, CASSY MCGINNIS, KINZIE JOHNSON, TAMMY MATHIS, NICOLE YBARRA

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

JUNE 7, 2022, the first Tuesday of the month, to commence at 1:00 P.M., or within three (3) hours after that time; The sale will be completed no later than 4:00 P.M. local time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In LUBBOCK County, Texas, the sale shall take place at the area at the Lubbock County Courthouse designated by the Commissioner's Court of Lubbock County, Texas where foreclosure sales are to take place which is currently the Gazebo located on the west lawn of the Lubbock County Courthouse which is located at 904 Broadway in the City of Lubbock, Lubbock County, Texas or as otherwise posed by the Commissioner's Court of Lubbock County on the notice board for real property foreclosure notices located in the Lubbock County Courthouse.

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Adjustable Rate Home Equity Conversion Deed of Trust described as follows:

Date: SEPTEMBER 25, 2003
Grantor: JEANNE MIMMS
Trustee: ROBERT K. FOWLER
Original Beneficiary: WELLS FARGO HOME MORTGAGE, INC.
Recorded: VOLUME 8704, PAGE 66, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF LUBBOCK COUNTY, TEXAS ON OCTOBER 2, 2003.

PROPERTY: The property described as follows:

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SUBSTITUTE TRUSTEE: RYAN J. BIGBEE, CASSY MCGINNIS, KINZIE JOHNSON, TAMMY MATHIS, NICOLE YBARRA

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed effective as of May 6, 2022, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: Charles R. Curran

Name: Charles R. Curran, Attorney for
BELTWAY CAPITAL, LLC, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY
AS ADMINISTRATOR OF WESTERN-RUN
CAPITAL MANAGEMENT TRUST

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day appeared CHARLES R. CURRAN, and after being by me duly sworn, stated that he executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on May 6, 2022.



Tracy Goode
Notary Public, State of Texas

Notice of Sale executed by:

Bryan J. Bigbee
Name: Bryan J. Bigbee

Substitute Trustee

EXHIBIT A

LOT THIRTEEN (13), COUNTRY PLACE, AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT, AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 1271, PAGE 423 AND REFILED IN VOLUME 1309, PAGE 97 OF THE DEED RECORDS OF LUBBOCK COUNTY, TEXAS.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
05/16/2022 03:19 PM
FEE: \$3.00
2022023843