



NOTICE PURSUANT TO TEXAS PROPERTY CODE 51.002(i): Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military, 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.

Mailed via Regular Mail and Certified Mail, RRR # 7019-2280-0000-3925-5865

NOTICE OF ACCELERATION AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEED OF TRUST:

Date: 2009-01-15
Grantor: Jose Vasquez
Trustee: Jerry W. Corbin
Beneficiary: Templeton Mortgage Corporation
County Where Property is Located: Lubbock County, Texas
Recording Information: Document No 2011005509 of the Official Public Records of Lubbock County, Texas

NOTE:

Date: 2009-01-15
Amount: \$52,852.00
Debtor: Jose Vasquez
Holder: Templeton Mortgage Corporation

PROPERTY: See attached Exhibit "A".

SALE INFORMATION:

Substitute Trustee: Terry Browder, Laura Browder, Marsha Monroe or Jamie Osborne any one of whom may act independent of the others
Date of Sale: September 6th 2022
Time of Sale: 10:00 a. m. or within three hours thereafter

PLACE OF SALE: In Lubbock, Lubbock County, Texas, 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.

WHEREAS, the above named Grantor ("Grantor") previously conveyed the above described property ("Property") in trust to secure payment of the promissory note ("Note") set forth in the above described Deed of Trust ("Deed of Trust"); and

WHEREAS, the above named Holder ("Holder"), who is now the Beneficiary of the Deed of Trust, by assignment duly filed, is the legal owner and holder of the Note;

WHEREAS, the Holder declared a default in the payment of the installments required by the Note and Deed of Trust;

WHEREAS, it has been reported that such default has not been cured;

WHEREAS, the Holder accelerated the maturity date of the Note and declared all sums secured by such Deed of Trust to be immediately due and payable;

WHEREAS, the Holder removed the Trustee originally named in the Deed of Trust and any previously appointed Substitute Trustee and appointed and requests the above named Substitute Trustees to sell the Property to satisfy the indebtedness; and,

WHEREAS, the undersigned has been requested to provide these notices on behalf of the Holder;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the forgoing matters and that:

1. Holder has accelerated the maturity of the Note and declared all sums secured by the Deed of Trust to be immediately due and payable.
2. Substitute Trustee will sell the Property on the date, at the place and no earlier than the time set forth above in the sale information section of this notice. The sale will begin within three hours after that time.
3. The property will be sold to the highest bidder for cash.
4. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing to record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
5. No warranties shall be conveyed by Substitute Trustee save and except the Grantor's warranties specially authorized by the Grantor in the Deed of Trust.


Substitute Trustee Terry Browder, Laura
Browder, Marsha Monroe or Jamie
Osborne

Exhibit A

Legal Description:

PROPERTY (INCLUDING ANY IMPROVEMENTS): North 75 feet of the south 150 feet of Lot 25 of James subdivision, City of Lubbock, Lubbock County, Texas, together with all improvements located thereon.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
07/22/2022 08:52 AM
FEE: \$3.00
2022035528