

STATE OF TEXAS

2022038504 3 PGS POST



COUNTY OF LUBBOCK

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Property: Lot Eleven (11), Block two (2), Smithlawn Heights of a part of the southwest Quarter (SW/4) of section 6, Block E, Lubbock County, Texas, according to the map, plat and/or dedication deed thereof recorded in volume 442, page 198, of the Deed Records of Lubbock County, Texas.
Street Address: 101 E. 76th Street, Lubbock, Texas 79404

County: Lubbock County, Texas

Note:
Date: October 19, 2017
Original Principal Amount: ONE HUNDRED THIRTY-TWO THOUSAND, NINE HUNDRED SEVENTY AND 0/100 DOLLARS (\$132,970.00)
Borrowers: Christopher Scott Birdine and Ester Lovato Birdine
Original Lender: Texas Mortgage Capital Corporation, a Texas corporation
Current Lender: Loan Approved, LLC, a Texas Limited Liability Company
Maturity Date: October 19, 2017

Deed of Trust:
Date: October 13, 2017
Grantors: Christopher Scott Birdine and Ester Lovato Birdine
Original Mortgagee: Texas Mortgage Capital Corporation, a Texas Corporation
Current Mortgagee: Loan Approved, LLC a Texas limited liability company
Trustee: David Fuller
Recording Information: Document No. 2017037588, Real Property Records of Lubbock County, Texas

Date of Sale (first Tuesday of month): September 6, 2022

Time of Sale: 10:00 a.m.

Place of Sale: At the County Courthouse of Lubbock County, Texas at the place(s) designated by the Lubbock County Commissioners Court pursuant to Texas Property Code §51.002(a).

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. Loan Approved, LLC as lender has appointed Carter Bowers, Brad J. Davidson, Tommy D. Sheen, Bryan D. Mackay or Mitchell "Gus" Williams as Substitute Trustee under the Deed of Trust for purposes of this sale. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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.

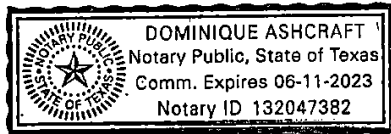
Terms of Sale. Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. If the Lender for any reason postpones, withdraws, or reschedules the sale, the Substitute Trustee need not appear at the date, time, and place of the scheduled sale to announce such postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code and/or Texas Business and Commerce Code. Such reposting or refiled may be after the date originally scheduled for this sale. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

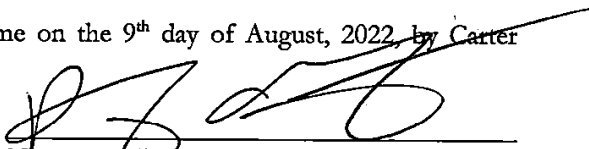
DAVIDSON SHEEN, LLP
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Lubbock, TX 79424
Telephone: (806) 412-6000
Facsimile: (806) 412-6010
carter@davidsonsheen.com

By: 
Carter Bowers
Attorney at Law
Substitute Trustee

STATE OF TEXAS §
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This instrument was acknowledged before me on the 9th day of August, 2022, by Carter Bowers.




Notary Public, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
08/10/2022 12:12 PM
FEE: \$3.00
2022038504

