



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

You, Robert D. Burch and Penny L. Burch, are hereby notified that on Tuesday, September 6, 2022, between the hours of 10:00 a.m. and 1:00 p.m., at the Lubbock County Courthouse, located at 904 Broadway in the city of Lubbock, County of Lubbock, State of Texas 79401, the undersigned will sell at public auction to the highest bidder for cash the following real property:

A 1.00 acre tract of land out of Section 22, Block E, W.T. Railway Company Survey, Abstract 1001, being out of a 5.201 acre tract of land recorded as Clerk's Number Z011013305 in the Real Property Records of Lubbock County, Texas, said 1.00 acre described by metes and bounds in Exhibit "A" attached hereto and incorporated herein by reference together with all improvements constructed upon, affixed to or located upon the above described real property, including without limitation any residential dwelling located upon the real property, which dwelling is a 2009 MHDMAN00000301 DBA Southern Energy Homes of Texas Manufactured Home, Model: FC3560; Serial No. DSETX12445A/B, Label/Seal No. NTA1512028/9 which manufactured homed has been placed on and affixed to the real property.

The earliest time that the sale will begin is 10:00 a.m.

The address or other common designation of this real property is 16813 County Road 2130, Lubbock, Lubbock County Texas 79423.

The sale will be made to satisfy the debt evidenced by the Promissory Note dated October 11, 2011, in the original principal sum of \$83,342.46, executed by you as Maker to Vanderbilt Mortgage and Finance, Inc., as payee, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated October 11, 2011. The Deed of Trust was executed by you as Grantor to Michael Gary Orlando as Trustee for the benefit of Vanderbilt Mortgage and Finance and was recorded in the real property records of Lubbock County, Texas. Vanderbilt Mortgage and Finance, Inc., the current holder of the Note and Deed of Trust has requested me, the Successor Trustee, to enforce this trust by selling the real property because you are in default of the Deed of Trust, which requires you to make monthly payments constituting principal and interest. You have failed to make monthly payments to Vanderbilt Mortgage and Finance, Inc. as agreed.

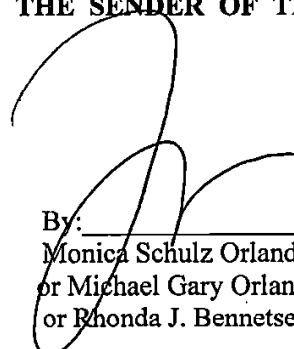
Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. Your payoff as of July 21, 2022 is \$59,250.16. Said balance continues to accrue interest at \$13.98 per day after that date. The debt has been accelerated because you failed to cure the default as was requested in the Notice of Default and Right to Cure Default previously sent to you.

The Assigned beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated July 29, 2022. As successor trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

Questions concerning this matter may be made to the undersigned at 713-521-0800 or by mail at 1021 Main St., Suite 1150, Houston, Texas 77002.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE UNITED 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 OR THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated this 1st day of August, 2022.



By: _____
Monica Schulz Orlando, Trustee
or Michael Gary Orlando, Trustee
or Rhonda J. Bennetsen, Trustee

STATE OF TEXAS

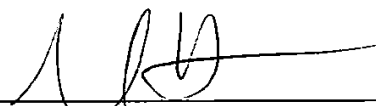
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COUNTY OF HARRIS

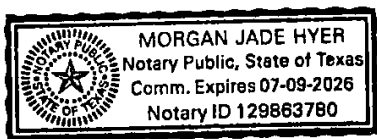
1st

SUBSCRIBED AND SWORN TO BEFORE ME on this _____ day of August, 2022 by

Monica Schulz Orlando.



NOTARY PUBLIC In and For
The State of Texas



Printed Name: Morgan Jade Hyer

My Commission Expires: 7/9/26

EXHIBIT "A"

LEGAL DESCRIPTION of a 1.00 acre tract of land out. of Section 22, Block E, W.T. Railway Company Survey, Abstract 1001, being out of a 5.201 acre tract of land recorded as Clerk's Number Z011013305 in the Real Property Records of Lubbock County, Texas, said 1.00 acre described by metes and bounds asfollows:

BEGINNING at a concrete nail with shiner found in County Road 2130 for the Southwest corner of .said 5.201 acre tract and the Southwest corner of this tract, the Northeast corner of Section 23, Block E bears North a distance of 2521.10 feet and S 89°57'50" E a distance of 5263.50 feet;

THENCE North with the West line of said 5.201 acre tract in said county road a distance of 109.35 feet to the Southwest corner of a 2.60 acre tract recorded as Clerk's Number 2011029096 in said Real Property Records and the Northwest corner of thh tract.-

THENCE S 89°53'54" E, with the South, line of said 2.60 acre tract; at 40.00 feet pass a 1/2 inch steel rod with cap set in the East right-of-way line of said county road as recorded in Volume 4855, Page 168 of said Real Property Records continuing a total distance of 398.35 feet to a 1/2 inch steel rod with cap set for the Northeast corner of this tract;

THENCE South, at 108.80 feet pass a set 1/2 inch steel rod with cap continuing a total distance of 109.35 feet to the Southeast corner of this tract in the South line of said 5.201 acre tract;

THENCE N 89°53'54" W, at 358.35 feet pass a 1/2 inch iron rod found in said right-of- way line continuing a total distance of 398.35 feet to the **POINT OF BEGINNING**

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for information and/or identification purposes and does not override Item 2 of Schedule B hereof.

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County TEXAS

October 24, 2011 10:04:20 AM

FEE: \$44.00

2011037313

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
08/05/2022 08:27 AM
FEE: \$3.00
2022037721