

**NOTICE OF SUBSTITUTE TRUSTEE SALE****Deed of Trust Date:**  
5/26/2010**Grantor(s)/Mortgagor(s):**  
EMILIO GARCIA III AND ANDREA GARCIA,  
HUSBAND AND WIFE  
**Current Beneficiary/Mortgagee:**  
Lakeview Loan Servicing LLC**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") SOLELY AS A NOMINEE FOR  
SOUTHWEST FUNDING, L.P., ITS SUCCESSORS AND  
ASSIGNS**Recorded in:**  
Volume: N/A  
Page: N/A  
Instrument No: 2010016933**Property County:**  
LUBBOCK**Mortgage Servicer:**  
Nationstar Mortgage LLC d/b/a Mr. Cooper is representing the  
Current Beneficiary/Mortgagee under a servicing agreement  
with the Current Beneficiary/Mortgagee.**Mortgage Servicer's Address:**  
8950 Cypress Waters Blvd.,  
Coppell, TX 75019**Legal Description:** LOT EIGHTY-THREE(83), BRIERCROFT ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 796, PAGE 103 OF THE DEED RECORDS OF LUBBOCK COUNTY, TEXAS.**Date of Sale:** 5/2/2023**Earliest Time Sale Will Begin:** 10AM**Place of Sale of Property:** THE GAZEBO LOCATED ON THE FRONT LAWN OF THE COUNTY COURTHOUSE, WITH THE FIRST ALTERNATE LOCATION BEING THE 2ND FLOOR AUDITORIUM AT 916 Main AND THE SECOND ALTERNATE LOCATION BEING THE COMMISSIONER'S COURT ROOM LOCATED ON THE 5TH FLOOR OF THE COURTHOUSE. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Notice Pursuant to Tex. Prop. Code § 51.002(f):**

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
McCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Kelly Pinion*Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
03/02/2023 03:07 PM  
FEE: \$3.00  
2023007857MH File Number: TX-23-96479-POS  
Loan Type: FHA