



RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Terry Browder, Laura Browder, Marsha Monroe, Jamie
Osborne
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000027-23-1

APN R97014 | R032000-00000-04250-
000

TO No DEF-519982

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on August 26, 2019, CORDERO ISMAEL TAPIA AND ALYSSA MICHELLE TAPIA, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of RUTH W. GARNER as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for TEXAS TECH FEDERAL CREDIT UNION, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$145,319.00, payable to the order of Nationstar Mortgage LLC as current Beneficiary, which Deed of Trust recorded on August 26, 2019 as Document No. 2019033453 and that said Deed of Trust was modified by Modification Agreement and recorded September 21, 2021 as Instrument Number 2021048615 in Lubbock County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Nationstar Mortgage LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

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NOW THEREFORE, NOTICE IS HEREBY GIVEN that on ⁰⁰⁰ **Tuesday, May 2, 2023 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Lubbock County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **The gazebo located on the front lawn of the Lubbock County Courthouse with the first alternate location being the 2nd floor auditorium at 916 Main and the second alternate location being the Commissioners Courtroom located on the 5th floor of the courthouse.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Nationstar Mortgage LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Nationstar Mortgage LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 8 day of March, 2023


By: Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT <https://www.servicelinkauction.com/>
FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLink Auction | Hudson and
Marshall at (866) 539-4173**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

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EXHIBIT "A"

LOT FOUR HUNDRED TWENTY-FIVE (425), REPLAT OF LOTS THREE HUNDRED FIFTY-FOUR (354) THROUGH THREE HUNDRED NINETY-FOUR (394), FOUR HUNDRED TWENTY-FIVE (425) THROUGH FIVE HUNDRED SIXTY THREE (563), FOUR HUNDRED EIGHTY-ONE (481) THROUGH FOUR HUNDRED NINETY-EIGHT (498), AND FIVE HUNDRED (500), ALFORD TERRACE ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF, RECORDED IN/UNDER VOLUME 877, PAGE 623 AND REPLATED IN/UNDER VOLUME 893, PAGE 263 OF THE DEED RECORDS OF LUBBOCK COUNTY, TEXAS.



TRUSTEE CORPS

Experience. Trust. Integrity.

17100 Gillette Ave, Irvine, CA 92614
Office: 949.252.8300 Fax: 949.252.8330

DOCUMENT EXECUTION REQUEST

March 7, 2023

Auctioneer: **SERVICELINK AUCTION | HUDSON AND MARSHALL**

Attn: **Jody Glass**

Please execute the attached Notice of Sale for **SERVICELINK AUCTION | HUDSON AND MARSHALL** and return the original to our office. Thank you for your assistance.

Document Type:

Notice of Sale

Loan No: **0056558471**
Borrower(s): **CORDERO ISMAEL TAPIA AND ALYSSA MICHELLE TAPIA, HUSBAND AND WIFE**
Property Address: **5401 13TH ST, LUBBOCK, TX 79416**
TS No: **TX07000027-23**

MTC Financial Inc. dba Trustee Corps
Approved Servicer Trustee for Malcolm Cisneros
Attn: Jody Glass
17100 Gillette Ave
Irvine, CA 92614

Please feel free to contact me with any questions or concerns at:

Jody Glass
949-252-8300



4777053

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
03/09/2023 02:40 PM
FEE: \$3.00
2023008708