

NATIONSTAR MORTGAGE LLC (CXE)
DRIVER, JAMES AND DOROTHY
4619 63RD STREET, LUBBOCK, TX 79414

VA 494961605462
Firm File Number: 23-039858

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 28, 2022, JAMES DRIVER AND DOROTHY DRIVER, as Grantor(s), executed a Deed of Trust conveying to SCOTT R. VALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS in payment of a debt therein described. The Deed of Trust was filed in the real property records of LUBBOCK COUNTY, TX and is recorded under Clerk's File/Instrument Number 2022005930, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, June 6, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in LUBBOCK COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Lubbock, State of Texas:

LOT 10 (10), BLOCK SIX (6), SLIDELL ADDITION, AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, AS SHOW ON THE PLAT ATTACHED TO THE DEDICATION DEED RECORDED IN/UNDER VOLUME 455, PAGE 378, DEED RECORDS, LUBBOCK COUNTY, TEXAS.

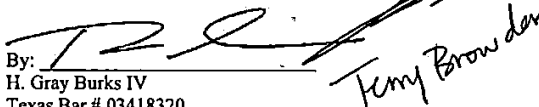
Property Address: 4619 63RD STREET
LUBBOCK, TX 79414
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS
8950 CYPRESS WATERS BLVD
COPELL, TX 75019

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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

SUBSTITUTE TRUSTEE
Terry Browder, Laura Browder, or Marsha Monroe, Jamie Osborne
4600 Fuller Ave., Suite 400
Irving, TX 75038

WITNESS MY HAND this day April 21, 2023.

By: 
H. Gray Burks IV
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Ronny George
Texas Bar # 24123104
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Houston, TX 77040

Terry Browder

Telephone No: (713) 462-2565
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Attorneys for Mortgage Research Center, LLC d/b/a
Veterans United Home Loans

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 military service to the sender of this notice immediately.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
04/27/2023 11:00 AM
FEE: \$3.00
2023015196