

**NOTICE OF SUBSTITUTE TRUSTEE SALE****Deed of Trust Date:**  
4/29/2008**Original Beneficiary/Mortgagee:**  
AMERICA GENERAL FINANCIAL SERVICES, INC.**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2008016999**Mortgage Servicer:**  
Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.**Grantor(s)/Mortgagor(s):**  
ABEL GARCIA AMD MARGIE O. GARCIA, BEING ONE AND THE SAME AND HAVING ACQUIRED TITLE AS MARGIE GARCIA, HUSBAND AND WIFE  
**Current Beneficiary/Mortgagee:**  
OneMain Financial Services, Inc.**Property County:**  
LUBBOCK**Mortgage Servicer's Address:**  
3217 S. Decker Lake Dr.,  
Salt Lake City, UT 84119**Legal Description:** LOTS NINE (9) AND TEN (10), BLOCK SEVENTEEN (17), SMITHLAWN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO MAP, PLAT, AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 395, PAGE 252 OF THE DEED RECORDS OF LUBBOCK COUNTY, TEXAS.**Date of Sale:** 6/6/2023**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 SECOND FLOOR AUDITORIUM AT 916 MAIN AND THE SECOND ALTERNATE LOCATION BEING THE COMMISSIONER'S COURT LCOATED ON THE FIFTH FLOOR OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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, 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  
05/11/2023 11:17 AM  
FEE: \$3.00  
2023017161MH File Number: TX-18-69649-HE  
Loan Type: Conventional Residential