



## NOTICE OF FORECLOSURE SALE

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 OR 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.

1. *Property to Be Sold.* The property to be sold is described as follows: A 10.01 ACRE TRACT SITUATED IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 14, BLOCK D-5, E.L. AND R.R.RY. CO. SURVEY, LUBBOCK COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID SECTION 14 FOR THE SOUTHWEST CORNER OF THIS TRACT WHICH BEARS NORTH 01 DEGREES 58 MINUTES 35 SECONDS EAST, A DISTANCE OF 1936.69 FEET FROM A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 14;

THENCE NORTH 01 DEGREES 58 MINUTES 35 SECONDS EAST, CONTIGUOUS WITH THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 322.85 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT WHICH BEARS SOUTH 01 DEGREES 58 MINUTES 35 SECONDS WEST, A DISTANCE OF 384.07 FEET FROM A "CROSS HATCH" NAIL AND WASHER FOUND AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW/4) OF SECTION 14;

THENCE SOUTH 88 DEGREES 01 MINUTES 25 SECONDS EAST, AT 50.00 FEET PASS AN OJD-CHT CAP SET IN THE EAST MARGIN OF COUNTY ROAD 1500, IN ALL A DISTANCE OF 1350.60 FEET TO AN OJD-CHT CAP SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 01 DEGREES 58 MINUTES 35 SECONDS WEST, A DISTANCE OF 322.85 FEET TO AN OJD-CHT CAP SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 88 DEGREES 01 MINUTES 25 SECONDS EAST, AT 1300.60 FEET PASS AND OJD-CHT CAP SET IN THE SAID EAST MARGIN OF COUNTY ROAD 1500, IN ALL A DISTANCE OF 1350.60 FEET TO THE POINT OF BEGINNING.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 08/03/2020 and recorded in Document 2020033700 real property records of Lubbock County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 01/02/2024

Time: 10:00-AM

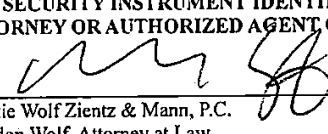
Place: Lubbock County, Texas at the following location: THE GAZEBO LOCATED ON THE FRONT LAWN OF THE COUNTY COURTHOUSE, WITH THE FIRST ALTERNATE LOCATION BEING THE SECOND FLOOR AUDITORIUM AT 916 MAIN AND THE SECOND ALTERNATE LOCATION BEING THE COMMISSIONERS' COURT LOCATED ON THE FIFTH FLOOR OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part 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 express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. *Obligations Secured.* The Deed of Trust executed by GERALD ROMERO SANCHEZ AND ALEXIS C. HERMAN, provides that it secures the payment of the indebtedness in the original principal amount of \$93,100.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. VETERANS LAND BOARD OF THE STATE OF TEXAS is the current mortgagee of the note and deed of trust and VETERANS LAND BOARD OF THE STATE OF TEXAS is mortgage servicer. A servicing agreement between the mortgagee, whose address is VETERANS LAND BOARD OF THE STATE OF TEXAS c/o VETERANS LAND BOARD OF THE STATE OF TEXAS, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

  
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

  
Terry Browder

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

### Certificate of Posting

I am Terry Browder whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 11-9-23 I filed this Notice of Foreclosure Sale at the office of the Lubbock County Clerk and caused it to be posted at the location directed by the Lubbock County Commissioners Court.

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Kelly Pinion*

Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
11/09/2023 09:48 AM  
FEE: \$3.00  
2023043071