

FLAT BRANCH HOME LOANS (FLP)
 BURNS, STEPHEN
 6406 93RD STREET, LUBBOCK, TX 79424

FHA 494-5286562-703-203
 Firm File Number: 26-044633

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 15, 2023, STEPHEN BURNS, A SINGLE PERSON AND FLORINA NICOLE FOIL, A SINGLE PERSON, 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 BENEFICIARY, AS NOMINEE FOR FLAT BRANCH MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS 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 2023009673, 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, July 7, 2026** 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 TWO HUNDRED ELEVEN (211), DAY ESTATES, AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN CLERKS NO.2006046274 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS.

Property Address:	6406 93RD STREET LUBBOCK, TX 79424
Mortgage Servicer:	FLAT BRANCH HOME LOANS
Mortgagee:	FLAT BRANCH MORTGAGE, INC. 3400 BUTTONWOOD DR., SUITE A COLUMBIA, MO 65201


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
 Tejas Corporate Services, LLC
 14800 Landmark Blvd, Suite 850
 Dallas, TX 75254

WITNESS MY HAND this day May 12, 2026.



By: 
 Grant Tabor
 Texas Bar No. 24027905
 gtabor@logs.com
 13105 Northwest Freeway, Suite 960
 Houston, TX 77040
 Telephone No: (713) 462-2565

Facsimile No: (847) 879-4823
Attorneys for Flat Branch Mortgage, Inc.

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
05/21/2026 09:54 AM
FEE: \$2.00
2026019346