



20TX872-0014
3814 53RD STREET, LUBBOCK, TX 79413

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT FIFTY-EIGHT (58), SOUTHGATE, AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 882, PAGE 514, OF THE DEED RECORDS OF LUBBOCK COUNTY, TEXAS

Security Instrument: Deed of Trust dated May 10, 2016 and recorded on May 11, 2016 as Instrument Number 2016016348 in the real property records of LUBBOCK County, Texas, which contains a power of sale.

Sale Information: June 07, 2022, at 10:00 AM, or not later than three hours thereafter, at 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 Commissioner's Courtroom located on the 5th floor of the courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by ANDRES GUEVARA AND AMANDA PITTMAN secures the repayment of a Note dated May 10, 2016 in the amount of \$161,912.00. U.S. BANK NATIONAL ASSOCIATION, whose address is c/o U.S. Bank National Association, 4801 Frederica Street, Owensboro, KY 42301, is the current mortgagee of the Deed of Trust and Note and U.S. Bank National Association is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Mortgage Servicer is representing Mortgagee under a servicing agreement, which permits Mortgage Servicer to collect the debt evidenced by the Note, The address of Mortgagee is:

U.S. Bank National Association
4801 Frederica Street
Owensboro, KY 42301

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.


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.

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.

Kirk Schwartz

De Cubas, Lewis & Schwartz, PA
Kirk Schwartz, Attorney at Law
PO Box 771270
Coral Springs, FL 33077


Substitute Trustee(s): Bobby Fletcher, Jonathan
Schendel, Angie Uselton, Charles Green, Lisa
Bruno, Shawn Schiller, David Ray, Patrick Zwiers,
Kristopher Holub, Dana Kamin, Garrett Sanders,
Joshua Sanders, Clay Golden, Logan Thomas, Terry
Browder, Laura Browder, Marsha Monroe, Jamie
Osborne, Doak Lambert, Matthew Hansen, Aleena
Litton, Auction.com
and Auction.com employees, including but not
limited to those listed herein
c/o De Cubas, Lewis & Schwartz, PA
PO Box 771270
Coral Springs, FL 33077

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of
_____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the
requirements of LUBBOCK County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
05/16/2022 09:37 AM
FEE: \$3.00
2022023643