



425 N CR 2900  
LUBBOCK, TX 79403

00000010282036

**NOTICE OF [SUBSTITUTE] TRUSTEE'S 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 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.**

**1. Date, Time, and Place of Sale.**

Date: January 07, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE GAZEBO LOCATED ON THE FRONT LAWN OF THE LUBBOCK COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 02, 2006 and recorded in Document VOLUME 10355, PAGE 194; AS AFFECTED BY MODIFICATION AGREEMENT INSTRUMENT NO. 2023008917 real property records of LUBBOCK County, Texas, with ROBERTO ESQUIVEL AND SPOUSE, IRMA ESQUIVEL, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ROBERTO ESQUIVEL AND SPOUSE, IRMA ESQUIVEL, securing the payment of the indebtednesses in the original principal amount of \$65,467.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** 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 lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK  
999 N.W. GRAND BLVD  
STE 110  
OKLAHOMA CITY, OK 73118-6077

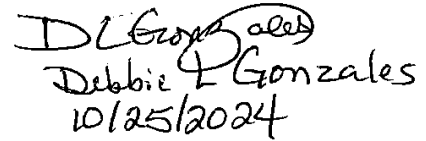


**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BOBBY FLETCHER, DAVID RAY, CLAY GOLDEN, ISRAEL CURTIS, JONATHAN SCHENDEL, ANGIE USELTON, CHARLES GREEN, LISA BRUNO, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, JOSHUA SANDERS, MATTHEW HANSEN, ALEENA LITTON, AUCTION.COM, TERRY BROWDER, LAURA BROWDER, SHAWN SCHILLER, MARSHA MONROE, JAMIE OSBORNE, DAVID CARRILLO, JOHN MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

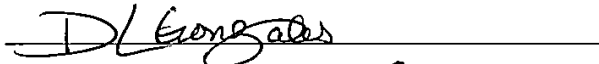


Israel Saucedo



**Certificate of Posting**

My name is Debbie L Gonzales and my address is c/o, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 10/25/24 I filed at the office of the LUBBOCK County Clerk and caused to be posted at the LUBBOCK County courthouse this notice of sale.



Declarants Name: Debbie L Gonzales

Date: 10/25/2024

**EXHIBIT "A"**

METES AND BOUNDS DESCRIPTION OF A 2.15 ACRE TRACT OF LAND, MORE OR LESS. LOCATED IN SECTION 23, BLOCK A. LUBBOCK COUNTY, TEXAS. BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" IRON ROD WITH CAP FOUND IN THE EAST LINE OF SECTION 23, BLOCK A. AT THE SOUTHEAST CORNER OF A 5.00 ACRE TRACT AS DESCRIBED IN VOLUME 9060, PAGE 119 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS AND THE NORTHEAST CORNER OF THIS TRACT WHICH BEARS S. 00° 03' 30" E., A DISTANCE OF 660.00 FEET FROM THE NORTHEAST CORNER OF SECTION 23, BLOCK A; THENCE S. 00° 03' 30" E., ALONG THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 142.36 FEET TO A 1/2" IRON ROD WITH CAP FOUND AT THE NORTHEAST CORNER OF A 1.16 ACRE TRACT AS DESCRIBED IN VOLUME 3831, PAGE 273 OF THE REAL PROPERTY RECORDS OF LUBBOCK COUNTY, TEXAS, AND THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N. 89° 57' 09" W., ALONG THE NORTH LINE OF SAID 1.16 ACRE TRACT, A DISTANCE OF 269.20 FEET PASS A POINT AT THE NORTHWEST CORNER OF SAID 1.16 ACRE TRACT AND THE NORTHEAST CORNER OF A 1.67 ACRE TRACT AS DESCRIBED IN VOLUME 3943, PAGE 291, OF THE REAL PROPERTY RECORDS OF LUBBOCK COUNTY, TEXAS, CONTINUING FOR A TOTAL DISTANCE OF 659.83 FEET (DEED: WEST A DISTANCE OF 660.00 FEET) TO A 1/2" IRON ROD WITH CAP FOUND IN THE EAST LINE OF 14.99 ACRE TRACT AS DESCRIBED IN VOLUME 9093, PAGE 297, OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS, AT THE NORTHWEST CORNER OF SAID 1.67 ACRE TRACT AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 00° 03' 30" W., ALONG THE EAST LINE OF SAID 14.99 ACRE TRACT, A DISTANCE OF 141.92 FEET TO A 1/2" IRON ROD WITH CAP SET FOR THE SOUTHWEST CORNER OF A 5.00 ACRE TRACT AS DESCRIBED IN VOLUME 8304, PAGE 288, OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 89° 59' 27" E., ALONG THE SOUTH LINE OF SAID 5.00 ACRE TRACT, AT 329.83 FEET PASS A 1/2" ROD WITH CAP FOUND AT THE SOUTHEAST CORNER OF SAID 5.00 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 5.00 ACRE TRACT AS DESCRIBED IN VOLUME 9060, PAGE 119 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS, CONTINUING FOR A TOTAL DISTANCE OF 659.83 FEET (DEED: EAST 660.00 FEET) TO THE POINT OF BEGINNING.

BEARINGS ARE RELATIVE TO THE EAST LINE OF SECTION 23, BLOCK A, BEING PREVIOUSLY RECOGNIZED AS S. 00° 03' 30" E.

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Kelly Pinion*

Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
10/25/2024 02:09 PM  
FEE: \$2.00  
2024042850