

Our Case Number: 25-00162-FC

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 24, 2007, LORI MINOR, executed a Deed of Trust/Security Instrument conveying to PATRICIA A. FIELDS, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR HOMETRUST MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2007017420 in the DEED OF TRUST OR REAL PROPERTY RECORDS of LUBBOCK COUNTY, TEXAS; and;

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, APRIL 1, 2025 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, I will sell said Real Estate at Lubbock County Courthouse, 904 Broadway, Lubbock, TX 79401 in LUBBOCK COUNTY, TEXAS 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 was posted. Said Real Estate is described as follows:

THE WEST FORTY AND ONE HALF FEET (W 40.5') OF LOT TWO (2) AND THE EAST FORTY-FIVE AND ONE HALF FEET (E 45.5') OF LOT THREE (3), BLOCK ELEVEN (11), HIGHLAND PARK ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT, AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 136, PAGE 261 DEED RECORDS OF LUBBOCK COUNTY, TEXAS; REVISED BY INSTRUMENT RECORDED IN VOLUME 225, PAGE 409, DEED RECORDS OF LUBBOCK COUNTY, TEXAS

Property Address: 2303 33RD ST, LUBBOCK, TX 79411
 Mortgage Servicer: BANK OF AMERICA, N.A.
 Noteholder: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2007-18CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-18CB
 7105 CORPORATE DRIVE, PLANO, TX 75024-4100


The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 18th day of FEBRUARY 2025.

Substitute Trustee Address:
 Marinosci Law Group, P.C.
 16415 Addison Road, Suite 725
 Addison, TX 75001
 (972) 331-2300


 Christopher Baxter; Marinosci Law Group PC; Roy Crush, Erica Kallaher, Jean Crush, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Collette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran;

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
02/20/2025 11:25 AM
FEE: \$2.00
2025006309