



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 132758-TX

Date: March 11, 2025

County where Real Property is Located: Lubbock

ORIGINAL MORTGAGOR: MARTIN LAWRENCE WESSON, SINGLE MAN AND PATCHES A
PETERS, SINGLE WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR UNION HOME MORTGAGE CORP,
ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: UNION HOME MORTGAGE CORPORATION

MORTGAGE SERVICER: Union Home Mortgage

DEED OF TRUST DATED 8/19/2022, RECORDING INFORMATION: Recorded on 8/23/2022, as Instrument No.
2022040482

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **THE WEST FIFTY FEET (W. 50') OF LOT FIVE (5), BLOCK EIGHTEEN (18), HILLCREST RESUBDIVISION OF TRACTS 1 TO 8 INCLUSIVE AND 10 TO 24 INCLUSIVE OF HILLCREST, A SUBDIVISION OF THE NORTHWEST QUARTER (NW/4) OF SURVEY 18, BLOCK B, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 256, PAGE 281 OF THE DEED RECORDS OF LUBBOCK COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **5/6/2025**, the foreclosure sale will be conducted in Lubbock County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Union Home Mortgage is acting as the Mortgage Servicer for UNION HOME MORTGAGE CORPORATION who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Union Home Mortgage, as Mortgage Servicer, is representing the Mortgagee, whose address is:

UNION HOME MORTGAGE CORPORATION
c/o Union Home Mortgage
8241 Dow Circle W.
Strongsville, OH 44136



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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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE TERRY BROWDER, LAURA BROWDER, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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.

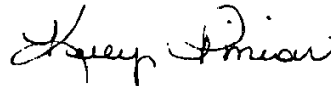


By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
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3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion, County Clerk
Lubbock County, TEXAS
03/13/2025 10:28 AM
FEE: \$2.00
2025009119