

2022 - 1405

1828 N AVE K
TAHOKA, TX 79373

00000009570847

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: October 04, 2022

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

Place: NORTH STEPS OF THE LYNN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

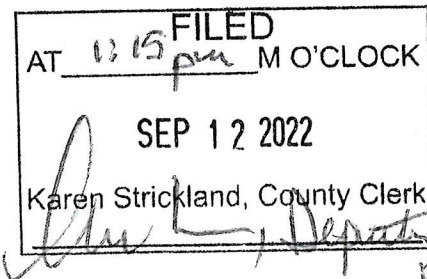
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 13, 2018 and recorded in Document CLERK'S FILE NO. 2018-1080 real property records of LYNN County, Texas, with VICTOR BARRIENTOS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by VICTOR BARRIENTOS, securing the payment of the indebtednesses in the original principal amount of \$122,735.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. AMERIHOM MORTGAGE COMPANY, LLC 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



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 TERRY BROWDER OR LAURA BROWDER, MARSHA MONROE OR JAMIE OSBORNE 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

Israel Saucedo

Certificate of Posting

My name is David Garcia, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 9.12.2022 I filed at the office of the LYNN County Clerk and caused to be posted at the LYNN County courthouse this notice of sale.

Declarants Name: *David Garcia*

Date: 9.12.2022

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EXHIBIT "A"

TRACT 1: ALL OF LOT NO. FIVE (5), AND THE WEST TWENTY-EIGHT FEET (W/28') OF LOT NO. FOUR (4), IN BLOCK NO. SEVENTEEN (17), OF THE NORTH TAHOKA ADDITION, TO THE ORIGINAL TOWN OF TAHOKA, LYNN COUNTY, TEXAS.

TRACT 2: THE SOUTH FIFTY (50) FEET OF EAST TWENTY-TWO (22) FEET OF LOT FOUR (4) AND THE SOUTH FIFTY (50) FEET OF THE WEST EIGHT (8) FEET OF LOT THREE (3), IN BLOCK SEVENTEEN (17), OF THE NORTH TAHOKA ADDITION, TO THE ORIGINAL TOWN OF TAHOKA, LYNN COUNTY, TEXAS.

FILED FOR RECORD

AT 1:36 O'CLOCK P M

ON THE 12th DAY OF September

A.D., 2022

Instrument # 2022-1428

In the OPR Records

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Karen Strickland

Karen Strickland
COUNTY CLERK, LYNN COUNTY, TEXAS

