

2023 - 0470  
**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.: 111675-TX

Date: April 12, 2023

County where Real Property is Located: Lynn

ORIGINAL MORTGAGOR: FABIAN X. RODRIGUEZ AND MIRANDA RODRIGUEZ, HUSBAND  
AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR PRIMEWEST MORTGAGE  
CORPORATION, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: FLAGSTAR BANK, N.A.

MORTGAGE SERVICER: Flagstar Bank, N.A

DEED OF TRUST DATED 1/7/2019, RECORDING INFORMATION: Recorded on 1/25/2019, as Instrument No.  
2019-0112 in Book 487 Page 672

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL OF LOT NO. ONE (1), IN BLOCK SEVENTY-  
NINE (79), OF THE ORIGINAL TOWN OF TAHOKA, AS SHOWN ON THE MAP OR PLAT OF SAID  
TOWN RECORDED IN VOL. 5, PAGE 390, OF THE DEED RECORDS OF LYNN COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 6/6/2023, the foreclosure sale will be conducted in  
Lynn 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.

Flagstar Bank, N.A is acting as the Mortgage Servicer for FLAGSTAR BANK, N.A. who is the Mortgagee of the  
Note and Deed of Trust associated with the above referenced loan. Flagstar Bank, N.A, as Mortgage Servicer, is  
representing the Mortgagee, whose address is:

FLAGSTAR BANK, N.A.  
c/o Flagstar Bank, N.A  
5151 Corporate Drive  
Troy, Michigan 48098-2639

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




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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, JAMIE OSBORNE, KEVIN KEY, JAY JACOBS, RONALD BYRD, CHARLES GREEN, KRISTOPHER HOLUB, RAMIRO CUEVAS, PATRICK ZWIERS, LISA BRUNO, AUCTION.COM, LAURA BROWDER, MARSHA MONROE, PAUL A. HOEFKER, ROBERT L. NEGRIN 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 Auction.com, 1 Mauchly, Irvine, CA 92618.

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:   
Paul A. Hoefker, Attorney  
Robert L. Negrin, Attorney  
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Houston, TX 77024

Return to:  
ALDRIDGE PITE, LLP  
8880 RIO SAN DIEGO DRIVE, SUITE 725  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
866-931-0036

FILED FOR RECORD

AT 3:05 O'CLOCK P.M.

ON THE 13 DAY OF April

A.D., 2023

Instrument # 20230470

In the OPR Records

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

  
Karen Strickland

COUNTY CLERK, LYNN COUNTY, TEXAS

JKR

