

**NOTICE OF TRUSTEE'S SALE**

T.S. #: 062021-01293-10TX

**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 TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**SALE INFORMATION:**

**Date:** 1/4/2022  
**Time of Sale:** 10:00 AM  
**Place:** The gazebo located on the front lawn of the Lubbock County Courthouse with the first alternate location being the 2nd floor auditorium at 916 Main and the second alternate location being the Commissioner's Courtroom located on the 5th floor of the courthouse

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

**DEED OF TRUST INFORMATION:**

**Date:** 8/25/2011  
**Grantor(s):** CAROLYN HARGROVE  
**Original Mortgagee:** ONEMAIN FINANCIAL, INC.  
**Current Mortgagee:** U.S. Bank Trust National Association as Trustee of American Homeowner Preservation Trust Series 2015A+  
**Original Principal Amount:** \$24,239.46  
**Recording Information:** 9/7/2011, as Instrument No. 2011030394,  
**Property County:** Lubbock  
**Property Address:** 3512 E. BAYLOR ST.  
 LUBBOCK, TEXAS 79403  
**Legal Description:** LOT FOUR HUNDRED SIXTY-ONE (461), CHERRY POINT ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS.

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. AHP Servicing, LLC, as the Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o AHP Servicing, LLC  
 440 S Lasalle St, Suite 1110  
 Chicago, IL 60605

**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 agent for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Terry Browder, Laura Browder or Marsha Monroe whose address is c/o Americas Trustee Services, Coppell, Texas 75019 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 conduce and direct the execution of remedies set aside to the beneficiary therein.

TO OBTAIN THE LATEST SALE INFORMATION PLEASE CONTACT AGENCY SALES & POSTING LLC (ASAP) AT 714-730-2727 OR [SERVICELINKASAP.COM](http://SERVICELINKASAP.COM).

America's Trustee Services, LLC

*Cheryl Asher*

Cheryl Asher, General Counsel

*[Signature]*  
Temy Browder

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS



*Kelly Pinion*

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Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
12/09/2021 11:37 AM  
FEE: \$3.00  
2021062608