



24-01814  
1302 81ST ST, TAYLOR, TX 79423

**NOTICE OF FORECLOSURE SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

FILED FOR RECORD  
8 O'CLOCK 11 MIN AM

SEP 05 2024

Brandi DeRemer  
County Clerk Taylor County, Texas  
Deputy

Filed and Recorded: 09/05/2024 08:51:51 AM  
2024-15104 NOTICE TRUSTEES SALE Total Pages: 3  
Brandi DeRemer, County Clerk

Property: The Property to be sold is described as follows:

Please see "Exhibit A"

Security Instrument: Deed of Trust dated January 7, 2022 and recorded on January 10, 2022 at Instrument Number 2022001554 in the real property records of TAYLOR County, Texas, which contains a power of sale.

Sale Information: November 5, 2024, at 1:00 PM, or not later than three hours thereafter, at the gazebo located on the front lawn of the TAYLOR 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, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by SHILOH BOONE LASATER AND KCAP RE FUND II, LLC, A TEXAS LIMITED LIABILITY COMPANY secures the repayment of a Note dated January 7, 2022 in the amount of \$516,750.00. U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE BINOM SECURITIZATION TRUST 2022-INV1, whose address is c/o Fay Servicing, LLC, 8001 Woodland Center Blvd, Suite 100, Tampa, FL 33614, is the current mortgagee of the Deed of Trust and Note and Fay Servicing, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.


**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.**

**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.**



*Nicki Company*

De Cubas & Lewis, P.C.  
Nicki Company, Attorney at Law  
PO Box 5026  
Fort Lauderdale, FL 33310

  
Substitute Trustee(s): Bobby Fletcher, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Shawn Schiller, David Ray, Patrick Zwiars, Kristopher Holub, Dana Kamin, Garrett Sanders, Joshua Sanders, Clay Golden, Logan Thomas, Ferry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Doak Lambert, Matthew Hansen, Aleena Litton, Auction.com, Israel Curtis, Conrad Wallace and ServiceLink ASAP employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.  
PO Box 5026  
Fort Lauderdale, FL 33310

Certificate of Posting

I, Terry Browder, declare under penalty of perjury that on the 5 day of September, 2024 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of TAYLOR County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Unofficial

**EXHIBIT "A"**  
**LEGAL PROPERTY DESCRIPTION**

**TRACT 1: 1302 81st St**

Lot Fifty-One (51), WINNIEWOOD ADDITION, to the City Lubbock, Lubbock County, Texas, according to the Map, Plat and/or Dedication Deed thereof recorded in Volume 688, Page 124 of the Deed Records of Lubbock County, Texas.

**TRACT 2: 1702 Sandeler St**

Lot 5, Block 6, UNIVERSITY PLACE ADDITION to the City of Abilene, Taylor County, Texas, according to the map or plat thereof recorded in Volume 1, Page 278, Plat Records, Taylor County, Texas.

**TRACT 3: 1726 Lillus St**

Lot Two (2), Block G, CONTINUATION OF THE ARTHEL HENSON addition to the City of Abilene, Taylor County, Texas, according to the map or plat thereof recorded in Volume 2, Page 220, Plat Records, Taylor County, Texas.

**TRACT 4: 1918 15th St**

Lot Sixteen (16), Block Twenty-Three (23), OVERTON ADDITION to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat and/or Dedication Deed thereof recorded in Volume 19, Page 56, and re-recorded in Volume 19, Page 588, Deed Records, Lubbock County, Texas.

**TRACT 5: 1922 27th St**

Lot Sixteen (16), Block Twenty-Nine (29), HIGHLAND HEIGHTS ADDITION, to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat and/or Dedication Deed thereof recorded in Volume 109, Page 178 of the Deed Records of Lubbock County, Texas.

APN: R28181

**For Informational Purposes Only:**

Property Type: Residence (1-4 Families)  
Association Name:  
Address: 1302 81st Street, Lubbock, TX 79423  
County: Lubbock  
Tax Account No.:

THE STATE OF TEXAS

COUNTY OF TAYLOR

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Official Public Records of Taylor County

2024-15104 NTS  
09/05/2024 08:51:51 AM Total Fees: \$22.00



Brandi DeRemer

Brandi DeRemer, County Clerk  
Taylor County, TX