

Return to: Law Office of Michael Carper, 1102 Main Street, Lubbock, Texas 79401

STATE OF TEXAS §
 §
COUNTY OF LUBBOCK §

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **DATE OF SALE:** The sale is scheduled to be held on Tuesday, the 7th day of October, 2025.
2. **TIME OF SALE:** The earliest time at which the sale shall occur is 10:00 a.m. The sale shall begin at that time or not later than 1:00 p.m.
3. **PLACE OF SALE:** The sale shall take place at the area at the Lubbock County Courthouse designated by the Commissioner's Court of Lubbock County, Texas, where foreclosure sales are to take place, being the Courthouse steps on the West Entrance of the Lubbock County Courthouse, 904 Broadway, Lubbock, Texas.
4. **PROPERTY TO BE SOLD:** The property to be sold is described as follows:

Lot One Hundred Nineteen (119) of Lots 84 through 160, StoneBrook, an Addition to the City of Lubbock, Lubbock County, Texas, according to the map, plat and/or dedication deed thereof, recorded in Volume 6953, Page 23, Official Real Property Records, Lubbock County, Texas.
5. **DEED OF TRUST:** Information regarding the Deed of Trust that is the subject of this sale is as follows:

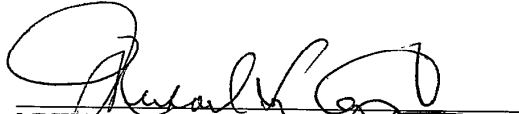
DATE: June 17, 2004
GRANTOR: LESLEY L. GREEN
BENEFICIARY: JOAN L. COLES d/b/a J.C. PROPERTIES
TRUSTEE: MICHAEL H. CARPER
RECORDING INFORMATION: Recorded in Volume 9220, Page 263 of the Official Public Records of Lubbock County, Texas and modified by Modification and Extension Agreement (the "Modification Agreement") dated February 7, 2014, recorded under County Clerk File Number 2014004211 of the Official Public Records, Lubbock County, Texas.
6. **NOTE SECURED BY DEED OF TRUST:** Information regarding the Note secured by the Deed of Trust that is subject of this sale is as follows: Note in the original principal amount of ONE HUNDRED NINETEEN THOUSAND NINE HUNDRED FIFTY AND NO/100 DOLLARS (\$119,950.00) executed by LESLEY L. GREEN and payable to JOAN L. COLES d/b/a J.C. PROPERTIES, and modified by the Modification Agreement to a new principal amount of ONE HUNDRED FIFTY-ONE THOUSAND NINE HUNDRED TWELVE AND NO/100 DOLLARS (\$151,912.00).
7. **SUBSTITUTE TRUSTEE:** ROBERT N. NEBB was appointed as Substitute Trustee under the Deed of Trust by Appointment of Substitute Trustee dated April 28, 2022, recorded under County Clerk File Number 2022020182, Official Public Records, Lubbock County, Texas. Subsequently, MICHAEL H. CARPER or CHRISTIE SAVAGE were subsequently appointed as Substitute Trustees under the Deed of Trust by Appointment of Substitute Trustee dated May 6, 2025, and filed under County Clerk File Number 2025020219, Official Public Records, Lubbock County, Texas.
8. **TERM OF SALE:** The sale will be conducted as a public auction to the highest bidder for cash, subject to the right of the beneficiary thereunder to have its bid credited to the Note up to the amount of the unpaid debt

secured by the Deed of Trust at the time of sale. This sale will be made "AS IS" and will be made subject to any title matters set forth in the Deed of Trust. Prospective bidders are reminded that by law the sale will be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

9. **DEFAULT AND REQUEST TO ACT:** Default has occurred under the terms of the Note and Deed of Trust. The indebtedness represented by the Note is now wholly due and payable. The owner and holder of the indebtedness has requested that the undersigned, as the current Trustee under the Deed of Trust, sell the Property, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

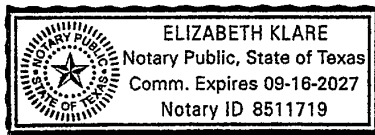
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

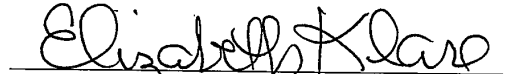
EXECUTED this 3rd day of September, 2025.


MICHAEL H. CARPER, Substitute Trustee

STATE OF TEXAS §
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Acknowledged before me, the undersigned notary on this 3rd day of September, 2025, by MICHAEL H. CARPER, Substitute Trustee.




Notary Public, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
09/03/2025 11:57 AM
FEE: \$2.00
2025035130

