STATE OF TEXAS

222

COUNTY OF LUBBOCK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Property:

LOT ELEVEN (11), BLOCK EIGHT (8), WESTOVER HEIGHTS, an Addition to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat, and/or Dedication Deed thereof recorded in Volume 406, Page 601 of the Deed Records of

Lubbock, County, Texas

Street Address: 4822 12th Street, Lubbock Texas 79416

County:

Lubbock County, Texas

Note:

Date:

December 10, 2020

Original Principal Amount: ONE HUNDRED THOUSAND, ONE

HUNDRED EIGHTY AND NO/100

DOLLARS (\$128,180.00)

Borrower:

Jennifer Lynn Mirll-Friedman Esq

Original Lender:

Flatland Services, LLC, a Texas limited liability

company

Current Lender:

DJ&BM, LLC, a Texas limited liability company

Maturity Date:

December 10, 2050

Deed of Trust:

Date:

December 10, 2020

Grantor:

Jennifer Lynn Mirll-Friedman Esq

Original Mortgagee: Flatland Services, LL, a Texas limited liability company Current Mortgagee: DJ&BM, LLC, a Texas limited liability company **Recording Information:** Document No. 2020057391 Real Property

Records of Lubbock County, Texas

Date of Sale (first Tuesday of month):

November 5, 2024

Time of Sale:

10:00 a.m.

Place of Sale:

At the County Courthouse of Lubbock County, Texas at the place(s)

designated by the Lubbock County Commissioners Court pursuant to

Texas Property Code §51.002(a).

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.

Appointment of Substitute Trustee. Mortgagee has appointed Carter Bowers, Tommy D. Sheen, or D. Daniel Gibson as Substitute Trustee under the Deed of Trust for purposes of this sale. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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.

Terms of Sale. Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. If the Lender for any reason postpones, withdraws, or reschedules the sale, the Substitute Trustee need not appear at the date, time, and placed of the scheduled sale to announce such postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code and/or Texas Business and Commerce Code. Such reposting or refiling may be after the date originally scheduled for this sale. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

GIBSON & SHEEN, PLLC

13914 Indiana Ave., Suite 100

Lubbock, TX 79423 Telephone: (806) 696-3302

carter@wtxlawyers.com

Carter Bowers

Attorney at Law Substitute Trustee

STATE OF TEXAS

COUNTY OF LUBBOCK

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This instrument was acknowledged before me on the 14th day of October, 2024, by Carter

Bowers.

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FILED AND RECORDED



OFFICIAL PUBLIC RECORDS Huy Amion

Kelly Pinion, County Clerk Lubbock County, TEXAS 10/15/2024 02:46 PM FEE: \$2.00 2024041333

