



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NOTICE REGARDING MILITARY SERVICE

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.

Whereas pursuant to that one certain Deed of Trust dated May 14, 2020 executed by Prudential Investment Company, LLC ("Grantor"), Grantor conveyed to Todd Pope as Trustee of Wellington State Bank all of their right, title, and interest in and to that one certain parcel of real property situated in Lubbock County, Texas, Lots Sixteen-A (16-A) and Twenty-Four-A (24-A), Block Three (3), a Replat of Lots 16 through 24, Block 3, C, D, Elliston Addition to the City of Lubbock, Lubbock County, Texas, together with all improvements thereon and including all other property set forth in the Deed of Trust, and all subsequent modifications, to secure the payment of that one certain Real Estate Lien Note or Promissory Note dated May 14, 2020, in the original principal amount of \$1,400,000.00, executed by Grantor and payable to the order of PlainsCapital Bank ("Beneficiary") and any and all other indebtedness secured by the Deed of Trust; and

Whereas the Deed of Trust was filed in the Official Real Property Public Records of Lubbock County, Texas as Document Number 2020018870 of the Real Property Records of Lubbock County, Texas; and

Whereas the loan was assigned to PlainsCapital Bank and modified and extended on July 1, 2021 and recorded in the Official Real Property Public Records of Lubbock County, Texas as Document Number 2021041776 of the Real Property Records of Lubbock County, Texas; and

Whereas the Note and Deed of Trust are in default and the entire unpaid balance of the Note is due and payable, and Beneficiary intends to enforce the power of sale set forth in the above-referenced Note and Deed of Trust; and

Whereas the Deed of Trust grants to the Beneficiary the right to appoint a Substitute or Successor Trustee to act in the place of the Trustee previously named in the Deed of Trust without any other formality except the designation in writing of a Substitute or Successor Trustee; and

Whereas the Beneficiary has duly appointed in writing by an Appointment of Substitute Trustee dated November 8, 2024 Jody D. Jenkins as Substitute Trustee under the Deed of Trust; and

Whereas the Beneficiary has directed the Substitute Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured under it, after giving at least 21 consecutive days' notice and recording the Notice in the Lubbock County Clerk's Office giving the time, place, and terms of the sale, and a description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas;

Therefore, I, Jody D. Jenkins, Substitute Trustee, hereby give notice, after due publication as required by the Deed

of Trust and/or security instruments and the Texas Property Code, that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of the sale by certified mail, return receipt requested, to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust, at the last-known address of each such debtor, according to the records of Beneficiary, as required by the aforesaid Deed of Trust and the laws of the State of Texas, sell the Property at public auction at the earliest time of 10:00am Lubbock, Texas local time, and no later than 3 hours thereafter on the first Tuesday in January 7, 2025, at the County Courthouse of Lubbock County, Texas, which has been designated as the general area where foreclosure sales are conducted pursuant to that certain order of the Commissioner's Court of Lubbock County, Texas, to the highest bidder or bidders for cash.

Pursuant to § 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than 10:00 a.m. and no later than three hours after that time.

The sale conducted pursuant to this Notice will be made subject to any valid and existing liens or any other title encumbrances affecting title to the property described above or to any part of the property which are proved superior to the liens and other rights of Beneficiary under the security instrument or other recorded instruments.

Notice is further given that prior to the sale, Beneficiary may appoint another person as a Substitute Trustee to conduct the sale.

THIS INSTRUMENT APPOINTS THE TRUSTEE 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 GRANTOR OR GRANTOR SERVICER.

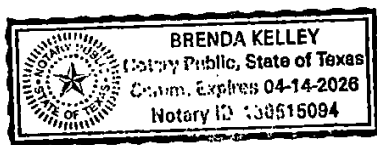
Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens or other matters affecting title to the Property. Neither Trustee nor Holder make any representation of warranty (express or implied) regarding title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then owing with respect to the Property and is not a consumer.

Witness my hand on December 17, 2024.



Jody D. Jenkins
Jenkins & Young, P.C.
PO Box 420
Lubbock, Texas 79408

SUBSCRIBED AND SWORN TO BEFORE ME by the said Jody D. Jenkins, on the 17th day of December, 2024.





NOTARY PUBLIC, STATE OF TEXAS

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
12/17/2024 03:17 PM
FEE: \$2.00
2024048967

