

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time and place specified herein.

Information regarding the indebtedness and lien that is the subject of this sale:Note:

Date: December 8, 2021
Maker: HEIDY TELLES and LESTER AVILA
Payee: JUAN CARLOS LUNA and NORMA LUNA
Original Principal Amount: \$250,000.00

Deed of Trust:

Date: December 8, 2021
Grantor: HEIDY TELLES and LESTER AVILA
Trustee: John W. Shanklin II
Recorded in: Document No. 2022001173, Official Public Records of Lubbock County, Texas

Property:

The following described real property, together with all mineral interests, improvements, fixtures, personal property and intangible property, if any, described in and presently covered by the Deed of Trust and all other rights, privileges and appurtenances pertaining thereto:

That certain real estate located in the City of Lubbock, Lubbock County, Texas, described as Lots Ten (10), Eleven (11), Twelve (12) and Thirteen (13), Block Four (4), BERRY ADDITION ANNEX, an Addition to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat and/or Dedication Deed thereof recorded in Volume 383, Page 436, Deed Records, Lubbock County, Texas, commonly known as 3501 Avenue A, Lubbock, Texas 79404.

Prior Modification of Note and/or Deed of Trust: None.

Present Owner of Note and Beneficiary under Deed of Trust:

JUAN CARLOS LUNA and NORMA LUNA

Information regarding the public sale to be held:

Substitute Trustees: Leena Al-Souki and Scout Blosser

Appointed by written instrument dated December 20, 2024, executed by Juan Carlos Luna and Norma Luna and recorded or to be recorded in the appropriate Official Public Records of Lubbock County, Texas.

Date of Sale: February 4, 2025, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is 10:00 A.M., Lubbock, Texas local time, and shall begin not later than 3 hours thereafter.

Place of Sale: The designated area of the County Courthouse as designated by the Commissioners Court of Lubbock County, Texas

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, Juan Carlos Luna and Norma Luna appointed Substitute Trustee and have requested Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that on the date and time and at the place set forth hereinabove, the above-named Substitute Trustee will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

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 Substitute Trustee nor Juan Carlos Luna nor Norma Luna make any representation or 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.



Leena Al-Souki, Substitute Trustee

Please return File-Stamped Copy to:

Leena Al-Souki
McCleskey, Harriger, Brazill & Graf, L.L.P.
5010 University Ave, Floor 5
Lubbock, TX 79413-4422

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
01/09/2025 03:41 PM
FEE: \$2.00
2025000781