

**Notice of Trustee's Sale**

**Date:** May 5, 2025

**Substitute Trustee:** Jonathan Pool

**Lender:** Tucumcari Federal Savings & Loan

**Note:** Note dated May 30, 1996 in the amount of \$120,000.00

**Deed of Trust**

**Date:** May 30, 1996

**Grantor:** Gary Floeck and Lesa Floeck

**Lender:** Tucumcari Federal Savings & Loan

**Recording information:** Volume 5204 Page 267 and Volume 5192 page 119 in the official records of the Lubbock County Clerk, Lubbock, Texas

**Property (including any improvements):**

SEE ATTACHED EXHIBIT "A"

including all personal property secured by the security agreement included in the Deed of Trust.

**County:** Lubbock County, Texas

**Date of Sale (first Tuesday of month):** June 3, 2025

**Time of Sale:** 10:00 a.m., and continuing for three (3) hours thereafter.

**Place of Sale:** Lubbock, Texas, on the front steps of the Lubbock County Courthouse, or as otherwise designated by the Lubbock County Commissioners' Court.

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 MEMBER OF A RESERVED COMPONENT OF THE ARMED FORCES OF THE UNITED STATES OF AMERICA, PLEASE SEND NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SEND OF THIS NOTICE IMMEDIATELY.

In accordance with Texas Property Code 51.0076, the undersigned agent for the Deed of Trust has named an appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust: Jonathan Pool.

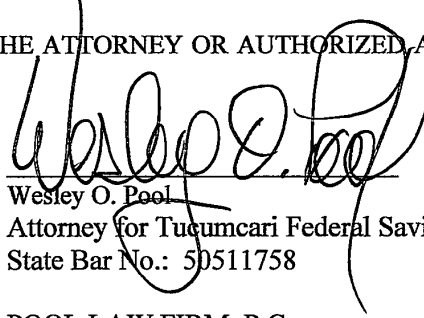
WHEREAS, default has occurred in the payment of said indebtedness and the same is now wholly due and the owner and holder has requested to sell said property to satisfy indebtedness.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on June 3, 2025 at 10:00 a.m., and continuing for

three (3) hours thereafter the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and date specified. This sale will be conducted pursuant to Section 51.002 and Section 51.016 of the Texas Property Code.

**THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.** The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Wesley O. Pool  
Attorney for Tucumcari Federal Savings & Loan  
State Bar No.: 50511758

POOL LAW FIRM, P.C.  
201 Innsdale Terrace  
Clovis, New Mexico 88101  
[wesley@poollawfirm.com](mailto:wesley@poollawfirm.com)  
Tel.: (575) 762-8300  
Fax: (575) 762-3173

Exhibit "A"

TRACT I:

SURFACE ESTATE ONLY IN AND TO:

A tract of land located in Section Sixty-Six (66), Block A, E.L. & R.R. R.R. Co. Survey, Certificate No. 719, Lubbock County, Texas, being further described as follows:

BEGINNING at a 3/4" iron rod found at the Northwest corner of Section 66, Block A, E.L. & R.R. R.R. Co. Survey, Certificate No. 719, Lubbock County, Texas;

THENCE East, along the North line of Section 66, Block A, a distance of 839.38 feet to a 1/2" iron rod with cap set in the center line of the former FW & D Railway;

THENCE South 26° 17'35" West, along the center line of the Former FW & D Railway, a distance of 890.04 feet to a 1/2" iron rod with cap set for the Southeast corner of this tract in the North line of the former Santa Fe Railroad;

THENCE South 64° 53' West, along the North line of the former Santa Fe Railroad, a distance of 490.32 feet to a 1/2" iron rod found at the Southwest corner of this tract in the West line of Section 66, Block A;

THENCE North 00° 04' West, along the West line of Section 66, Block A, a distance of 1006.08 feet to the Point of Beginning;

Being the same property as that described in Volume 2471, Page 197, and Volume 4327, Page 26, Real Property Records of Lubbock County, Texas;

SAVE AND EXCEPT the following described tract:

A tract of land being a portion of the former FW & D Railway located i Section 66, Block A, E.L. & R.R. R.R. Co. Survey, Certificate No. 719, Lubbock County Texas, being further described aa follows:

BEGINNING at a 1/2" iron rod with cap set for the Northeast corner of this tract in the center line of the former FW & D Railway which bears East a distance of 839.38 feet from a

3/4" iron rod found at the Northwest corner of Section 66, Block A, E.L. & R.R.R Co. Survey, Certificate No. 719, Lubbock County, Texas;

THENCE South 26° 17'35" West, along the center line of the former FW & D Railway, a distance of 890.04 feet to a 1/2" iron rod with cap set for the Southeast corner of this tract in the North line of the former Santa Fe Railroad;

THENCE South 64° 53' West, along the North line of the former Santa Fe Railroad, a distance of 80.16 feet to a point for the Southwest corner of this tract;

THENCE North 26° 17'35" East, a distance of 927.99 feet to a point for the Northwest corner of this tract in the North line of Section 66, Block A;

THENCE East, along the North line of Section 66, Block A, a distance of 55.77 feet to the Point of Beginning;

Being the same property as that described in Volume 4327, Page 26, Real Property Records of Lubbock County, Texas.

TRACT II:

A tract of land being a portion of the former FW & D Railway located in Section 66, Block A, E.L. & R.R.R Co. Survey, Certificate No. 719, Lubbock County, Texas, being further described as follows:

BEGINNING at 1/2" iron rod with cap set for the Northeast corner of this tract in the center line of the former FW & D Railway which bears East a distance of 839.38 feet from a 3/4" iron rod found at the Northwest corner of Section 66, Block A, E.L. & R.R.R Co. Survey, Certificate No. 719, Lubbock County, Texas;

THENCE South 26° 17'35" West, along the center line of the former FW & D Railway, a distance of 890.04 feet to a 1/2" iron rod with cap set for the Southeast corner of this tract in the North line of the former Santa Fe Railroad;

THENCE South 64° 53' West, along the North line of the former Santa Fe Railroad, a distance of 80.16 feet to a point for the Southwest corner of this tract;

THENCE North 26° 17'35" East, a distance of 927.99 feet to a point for the Northwest corner of this tract in the North line of Section 66, Block A;

THENCE East, along the North line of Section 66, Block A, a distance of 55.77 feet to the Point of Beginning;

Being the same property as that described in Volume 4327, Page 26, Real Property Records of Lubbock County, Texas.

## FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Kelly Pinion*

Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
05/05/2025 11:17 AM  
FEE: \$2.00  
2025016983