



THE STATE OF TEXAS §
 COUNTY OF LUBBOCK §

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, by a Deed of Trust dated February 18, 2022, **Belasco Properties LLC**, as Grantor, conveyed to Myles Seybert, Trustee, for the benefit of **First United Bank**, certain real property situated in Lubbock County, Texas, being described as follows:

Lot Thirty-Three (33), Replat of Leftwich Monterey Heights Addition, an addition to the City of Lubbock, Lubbock County, Texas, according to the map, plat and/or dedication deed thereof recorded in Volume 613, Page 214, of the Deed Records of Lubbock County, Texas;

(hereinafter known as the "Real Property").

The Real Property described above is to secure payment of:

Promissory Note dated February 18, 2022, in the original principal amount of \$105,937.75, executed by Belasco Properties LLC, and made payable to **First United Bank** ("Note").

The Deed of Trust is recorded under Clerk's File No. 2022009232 in the Official Public Records of Lubbock County, Texas, reference to said Deed of Trust being hereby made for all purposes ("**Deed of Trust**"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Myles Seybert, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, the indebtedness evidenced therein is now wholly due, and the owner and holder of said indebtedness has requested the undersigned to sell the Real Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the first (1st) day of July, 2025, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m., I will sell the Real Property at the area of the Lubbock County Courthouse designated by the Commissioners Court for foreclosure sales or trustee's sales, with the said property being sold to the highest bidder for cash. The earliest time at which the sale will occur is 10:00 a.m., and the sale will begin no later than three (3) hours after 10:00 a.m.

WITNESS MY HAND, this 6th day of June, 2025.

Bryan K. Greer, Substitute Trustee
 McWhorter, Cobb and Johnson, LLP
 1722 Broadway
 Lubbock, Texas 79401

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
06/06/2025 01:45 PM
FEE: \$2.00
2025022034