

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: June 10, 2025

DEED OF TRUST

Date: April 8, 2022

Grantor: CODY NOWLAIN AND GARRIE NOWLAIN

Original Trustee: AUSTIN MARTIN

Substitute Trustee: HAYDEN C. OLSON

Original & Current Beneficiary: IM LAND, LLC

County Where Property is Located: Lubbock County, Texas

Recorded in: Deed of Trust recorded in Document No. 2022017367, Official Public Records of Lubbock County, Texas

Property:

FIELD NOTES DESCRIPTION of a 10.01 acre tract (Tract 5) of land situated in the West One-Half (W/2) of Section Nine (9), Block CK, A-621, Lubbock County, Texas said 10.01 acres being more particularly described by metes and bounds as follows:

BEGINNING at a point in F.M. 597 (V.650, P. 669 Deed Records of Lubbock County, Texas) for the Northwest corner of this tract from which a cotton spindle found at the Northwest corner of Section 9 bears N. 88°10'21" W. (bearings are relative to Grid North, Texas Coordinate System of 1983, North Central Zone, 2011, epoch 2010.0), a distance of 1,307.56 feet (distance are surface, U.S. Survey Feet);

THENCE S. 88°10'21" E., contiguous with the North line of Section 9, a distance of 275.94 feet to the Northeast corner of this tract from which a cotton spindle found at the Northeast corner of the W/2 of Section 9 bears S. 88°10'21" E. a distance of 1,052.10 feet;

THENCE S. 01°49'39" W., at 40.00 feet pass an OJD-CHT cap set on the South right-of-way line of said F.M. 597 for a reference corner, in all a total distance of 1,580.18 feet to an OJD-CHT cap set for the Southeast corner of this tract;

THENCE N. 88°10'21" W. a distance of 275.94 feet to an OJD-CHT cap set for the Southwest corner of this tract;

THENCE N. 01°49'39" E., at 1,540.18 pass an OJD-CHT cap set on the said right-of-way line for a reference corner, in all a total distance of 1,580.18 feet to the Point of Beginning. (the "Property").

NOTE SECURED BY DEED OF TRUST

Date: April 8, 2022

Amount: \$69,708.00

Maker: CODY NOWLAIN AND GARRIE NOWLAIN

Payee: IM LAND, LLC

Holder of Note: IM LAND, LLC

Substitute Trustee's Mailing Address: 1408-A Buddy Holly Ave., Lubbock, Lubbock County, Texas 79401

DATE OF SALE OF PROPERTY: Tuesday, July 1, 2025, between one o'clock P.M. and four o'clock P.M.

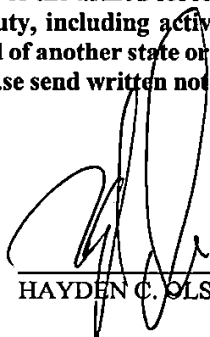
PLACE OF SALE OF PROPERTY:

The sale will occur at the location designated by the Lubbock County Commissioners Court in accordance with Section 51.002 (a) of the Texas Property Code. The current designated location is the Gazebo located on the front lawn of the Lubbock County Courthouse, Lubbock, Texas, or if said location is not available, a first alternate location, being the second floor auditorium at 916 Main Street, Lubbock, Texas, and if said location is not available, a second alternate location being the Commissioner's Court located on the fifth floor of the Lubbock County Courthouse, Lubbock, Texas; or, at such other location as may from time to time be designated by the Lubbock County Commissioner's Court, as reflected in the Real Property Records of Lubbock County, Texas.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property described in said Deed of Trust by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

NOTICE TO MEMBERS OF THE ARMED FORCES OF THE UNITED STATES

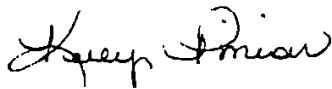
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.



HAYDEN C. OLSON, Substitute Trustee

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion, County Clerk
Lubbock County, TEXAS
06/10/2025 04:20 PM
FEE: \$2.00
2025022629