

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE****LUBBOCK County****Deed of Trust Dated:** May 3, 2019**Amount:** \$175,750.00**Grantor(s):** JENNA ATKINSON and MITCHELL ATKINSON**Original Mortgagee:** CITY BANK DBA CITY BANK MORTGAGE**Current Mortgagee:** CITY BANK**Mortgagee Address:** CITY BANK, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047**Recording Information:** Document No. 2019015916**Legal Description:** A 19.987 ACRE TRACT, MORE OR LESS, OUT OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2, BLOCK D-2, LUBBOCK COUNTY, TEXAS BEING THE SAME TRACT AS THE TRACT DESCRIBED AS TRACT I IN VOLUME 3708, PAGE 257, LUBBOCK COUNTY DEED RECORDS AND FURTHER DESCRIBED BY METES AND BOUNDS AS ATTACHED IN EXHIBIT "A".**Date of Sale:** August 5, 2025 between the hours of 10:00 AM and 1:00 PM.**Earliest Time Sale Will Begin:** 10:00 AM**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the LUBBOCK County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

CLAY GOLDEN OR ANGIE USELTON, BOBBY FLETCHER, DAVID RAY, ISRAEL CURTIS, JONATHAN SCHENDEL, LISA BRUNO, CHARLES GREEN, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, CONRAD WALLACE, MATTHEW HANSEN, ALEENA LITTON, TERRY BROWDER, JAMIE OSBORNE, LAURA BROWDER, JOSHUA SANDERS OR MARSHA MONROE, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, AND JAY JACOBS, SHAWN SCHILLER, DANIEL HART, DALENE VANDERMYDEN, AUCTION.COM LLC have been appointed as Substitute Trustee(s), ("Substitute Trustee") each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) 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 MORTGAGEE OR MORTGAGE SERVICER.**

  
 Anthony Adams Garcia, ATTORNEY AT LAW

HUGHES, WATERS & ASKANASE, L.L.P.  
 1201 Louisiana, SUITE 2800  
 Houston, Texas 77002  
 Reference: 2025-001819

Printed Name: 

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850  
 Addison, TX 75254

**EXHIBIT "A"**

A 19.987 acre tract, more or less, out of the Northwest Quarter (NW/4) of Section 2, Block D-2, Lubbock County, Texas being the same tract as the tract described as Tract 1 in Volume 3708, Page 257, Lubbock County Deed Records and further described by metes and bounds as follows:

**BEGINNING** at a found 3/8" rod having Texas North Central Zone Coordinates of North: 7337020.59, East: 933221.67 accepted as the Southwest corner of Section 23, Block D, and the Northwest corner of Section 2, Block D-2 as held on the ground and the Northwest corner of this tract;

**THENCE** S 88°10'34" E, (Texas North Central Zone Bearing Basis) in a graded county road (CR 5500) and along the North line of Section 2 as held on the ground, 990.26 feet to a found 1/2" rod for the Northeast corner of this tract;

**THENCE** S 01°41'54" W, along the West line of the tract described in Lubbock County Clerk File Number 2012014403, a distance of 878.17 feet to a found 1/2" rod for the Southeast corner of this tract;

**THENCE** N 88°17'31" W, along the North line of the tract described in Volume 6561, Page 185, Lubbock County Real Property Records, 990.36 feet to a found 5/8" iron pipe for the Southwest corner of this tract;

**THENCE** N 01°42'18" E, along the West line of Section 2 as held on the ground and in a graded county road (CR 2000), 880.13 feet to the PLACE of BEGINNING, containing 19.987 Acres, more or less.

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS



*Kelly Pinion*

Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
08/18/2025 10:15 AM  
FEE: \$2.00  
2025023571