

900 S 14<sup>th</sup> street  
Slaton, TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

**1. Date, Time, and Place of Sale.**

Date: September 02, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE GAZEBO LOCATED ON THE FRONT LAWN OF THE LUBBOCK COUNTY COURTHOUSE or other area designated by the county commissioners

**2. Terms of Sale.** To highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Wrap Around Deed of Trust with Vendor Lien dated December 21, 2018 and recorded in Document **INSTRUMENT NO. 2019001019** real property records of LUBBOCK County, Texas, with **Kathy Barbee and Billy Gray Barbee** grantor(s) and **Meridian Ventures Commercial Properties Ltd**, mortgagee.

**4. Obligations Secured.** Deed of Trust executed by KATHY BARBEE and BILLY GREY BARBEE, securing the payment of the indebtedness in the original principal amount of **\$56,221.00**, and obligations described. Meridian Ventures Commercial Properties Ltd, is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** SOUTH SLATON BLK 51 L 12 & N/2 OF 11 CITY OF SLATON, LUBBOCK COUNTY, TEXAS

**6. Mortgagee address:** Meridian Ventures Commercial Properties, ltd 7710 Milwaukee Ave., bld 800, ste 300, Lubbock, TX 79424

**7. Substitute Trustee appointed:** In accordance with Texas Property Code section 51.0076 and Security Instrument referenced above, mortgagee appoints Carol Ipock whose address is: **Carol Ipock 7710 Milwaukee bld 800 suite 300, Lubbock, TX 79424** as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

**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 AUTHORIZED AGENT OF THE MORTGAGEE.**

*Carol Ipock*

Substitute trustee Carol Ipock  
7710 Milwaukee  
Bld 800, suite 300  
Lubbock, TX 79424

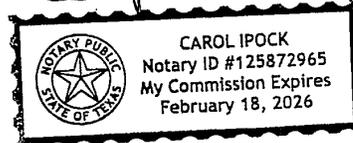
**Certificate of Posting**

My name is **Maura Crawford**, and my address is I declare under penalty of perjury that on **8/6/2025** I filed at the office of the **LUBBOCK County Clerk** and caused to be posted at the **LUBBOCK County courthouse** this notice of sale.

*Maura Crawford*

Maura Crawford

*Ipock 8/6/25*



# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Kelly Pinion*

Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
08/06/2025 12:57 PM  
FEE: \$2.00  
2025030465

