

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** December 16, 2025

**DEED OF TRUST**

**Date:** February 12, 2025

**Grantor:** CYNTHIA KENNARD and KEVAN KENNARD

**Original Trustee:** AUSTIN MARTIN

**Substitute Trustee:** HAYDEN C. OLSON, TYLER LACY and/or CASSIE CARSON

**Original & Current Beneficiary:** IM LAND, LLC

**County Where Property is Located:** Lubbock County, Texas

**Recorded in:** Deed of Trust recorded in Document No. 2025007793 of the Official Public Records of Lubbock County, Texas

**Property:**

Tract I: FIELD NOTES for a plat of a 12.76 Acres Tract of land out of a 320.28 acre tract recorded in CCF# 2024-11458, situated in the east half of Section 29, Block DT, Abstract 826, Lubbock County, Texas, and more particularly described as follows.

BEGINNING at a 1/2" iron rod with cap inscribed "RL Smith cap" (hereinafter referred to as a "RL Smith") found in the west Right-of-Way of North FM 179 for the northeast corner of this tract whence a 3/4" iron pipe found at the northeast corner of Section 29 bears N. 01° 13' 30" E. a distance of 466.75 feet.

THENCE S. 01° 13' 30" W., along said west Right-of-Way line of North FM 179, a distance of 1000.72 feet to a 1/2" iron rod with cap inscribed "OJD ENG" found the southeast corner of this tract.

THENCE N. 88° 47' 58" W. a distance of 559.94 feet to a 1/2" iron rod with cap inscribed "OJD ENG" found for the southwest corner of this tract.

THENCE N. 01° 14' 22" E. a distance of 962.35 feet to a RL Smith cap found for the most westerly northwest corner of this tract.

THENCE S. 88° 51' 35" E. a distance of 118.13 feet to a RL Smith cap found for an ell corner of this tract.

THENCE N. 01° 03' 48" E. a distance of 38.29 feet to a RL Smith cap found for the most northerly northwest corner of this tract.

THENCE S. 88° 47' 34" E. a distance of 441.67 feet to THE POINT OF BEGINNING and containing 12.76 acres of land, being the same tract as the Tract 8 attached to the Deed of Trust.

Tract II: FIELD NOTES for a plat of a 10.01 acre tract of land out of the east half of Section 29, Block DT, Abstract 826, Lubbock County, Texas.

BEGINNING in the north line of Section 29 and in FM 597 which bears N. 88° 47' 58" W. a distance of 559.58 feet from a 3/4" iron pipe found at the northeast corner of Section 29 for the northeast corner of this tract.

THENCE S. 01° 14' 22" W., at 50.00 feet pass a 1/2" iron rod with cap inscribed "OJD ENG" (hereinafter referred to as an "OJD cap") set in the south margin of FM 597, a total distance of 1467.46 feet to an OJD cap found for the southeast corner of this tract.

THENCE N. 88° 47' 58" W. a distance of 297.14 feet to an OJD cap set for the southwest corner of this tract.

THENCE N. 01° 14' 22" E., at 1417.46 feet pass an OJD cap set in the south margin of FM 597, a total distance of 1467.46 feet to the north line of Section 29 and in FM 597 for the northwest corner of this tract.

THENCE S. 88° 47' 58" E., along said north line and said FM 597, a distance of 297.14 feet to THE POINT OF BEGINNING and containing 10.01 acres of land, being the same tract as the Tract 7 attached to the Deed of Trust.

Tract III: FIELD NOTES for a plat of a 0.79 acre tract of land out of the east half of Section 29, Block DT, Abstract 826, Lubbock County, Texas.

BEGINNING at a Mag Nail found in the north line of Section 29 and in FM 597 which bears N. 88° 47' 58" W. a distance of 466.64 feet from a 3/4" iron pipe found at the northeast corner of Section 29 for the northeast corner of this tract.

THENCE S. 01° 13' 51" W., at 50.04 feet pass a 1/2" iron rod with cap inscribed "RL Smith" (hereinafter referred to as a "RL Smith cap") found in the south margin of FM 597, a total distance of 370.08 feet to a RL Smith cap found for the southeast corner of this tract.

THENCE N. 88° 48' 16" W. a distance of 92.99 feet to a RL Smith cap found for the southwest corner of this tract.

THENCE N. 01° 14' 22" E., at 320.09 feet pass a 1/2" iron rod with cap inscribed "OJD ENG" set in the south margin of FM 597, a total distance of 370.09 feet to the north line of Section 29 and in FM 597 for the northwest corner of this tract.

THENCE S. 88° 47' 58" E., along said north line and said FM 597, a distance of 92.94 feet to THE POINT OF BEGINNING and containing 0.79 acres of land, being the same tract as the Tract 23 attached to the Deed of Trust: all three tracts being the described as the ("Property").

**NOTE SECURED BY DEED OF TRUST**

**Date:** February 19, 2025

**Amount:** \$114,330.00

**Maker:** CYNTHIA KENNARD and KEVAN KENNARD

**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, January 6, 2026, between one o'clock P.M. and four o'clock P.M.

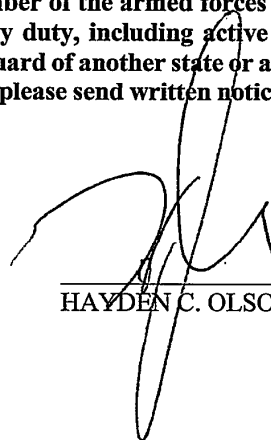
**PLACE OF SALE OF PROPERTY:**

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**

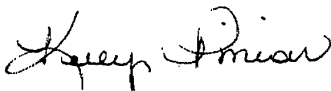
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the 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  
12/16/2025 10:01 AM  
FEE: \$2.00  
2025048783