

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** January 28, 2026

**DEED OF TRUST**

**Date:** April 12, 2024

**Grantor:** Jonathan Salazar

**Original Trustee:** Logan Chatigny

**Substitute Trustee:** Branden Hunt

**Original Beneficiary:** Increase Capital, LLC

**Current Beneficiary:** Increase Capital, LLC

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

**Recorded in:** Document No. 2024016135 of the Official Public Records of Lubbock County, Texas.

**Property:** See Attached Exhibit "A"

**NOTE SECURED BY DEED OF TRUST**

**Date:** April 12, 2024

**Amount:** \$62,000.00

**Maker:** Jonathan Salazar

**Original Payee:** C&C Builders, LLC

**Current Payee & Holder of Note:** Increase Capital, LLC

**SUBSTITUTE TRUSTEE'S MAILING ADDRESS:** 3311 55<sup>th</sup> Street, Lubbock, TX 79413

**DATE OF SALE OF PROPERTY:** Tuesday, March 3, 2026.

**EARLIEST TIME THAT SALE WILL BEGIN:** 9:00 A.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 Lubbock County Courthouse, 904 Broadway, Lubbock, TX 79401.**

Because of default in performance of the obligations of the Deed of Trust, Substitute 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.

  
Substitute Trustee

"EXHIBIT A"

LEGAL DESCRIPTION:

Tract 9

FIELD NOTES for a 10.01 acre tract of land out of a 153.01 acre tract of

land, situated in the northwest corner of Section 3, Block RG, T.T. Ry. Co. Survey, Abstract 287, Lubbock County, Texas, and more particularly described as follows.

BEGINNING in the north line of said Section 3 and in E. CR 6400 which bears S. 88° 18' 39" E. a distance of 2347.43 feet from a 1/2" iron rod with cap inscribed "OJD ENG" (hereinafter referred to as an "OJD cap") set at the northwest corner of said Section 3 for the northwest corner of this tract.

THENCE S. 88° 18' 39" E., along said north line of Section 3, a distance of 293.48 feet to the northeast corner of this tract.

THENCE S. 01° 39' 26" W., at 30.00 feet pass an OJD cap set in the south margin of E. CR 6400, a total distance of 1485.76 feet to an OJD cap set for the southeast corner of this tract.

THENCE N. 88° 18' 39" W. a distance of 293.48 feet to an OJD cap set for the southwest corner of this tract.

THENCE N. 01° 39' 26" E., at 1455.76 feet pass an OJD cap set in the said south margin, a total distance of 1485.76 feet to the POINT OF BEGINNING and containing 10.01 acres of land.

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS



*Kelly Pinion*  
Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
02/02/2025 10:43 AM  
FEE: \$2.00  
2026003439