



A Debtor who is serving on active duty in the military may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501, et. seq.) and state law, including Section 51.015 of the 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 immediately.

NOTICE OF TRUSTEE'S SALE

DATE: September 2, 2022

PROMISSORY NOTE #1: Promissory Note described as:

Date: February 27, 2009
Maker: Douglas B. Allen
Payee: PlainsCapital Bank
Principal Amount: \$2,880,000.00

DEED OF TRUST NO #1: Deed of Trust described as:

Date: February 27, 2009
Grantor: Douglas B. Allen
Trustee: Les A. Eubank
Beneficiary: PlainsCapital Bank
Recording Information: Recorded in/under Instrument #2009006662, In the Official Public Records of Lubbock County, Texas. Said Note and Deed of Trust having been transferred and assigned to 340 Broadway Holdings, LLC by that certain Transfer and Assignment of Note and Lien Without Warranty or Recourse dated March 17, 2022 and recorded in the Official Public Records of Lubbock County, Texas in\under Instrument No. 2022017863.

PROMISSORY NOTE #2: Promissory Note described as:

Date: December 13, 2012
Maker: Douglas B. Allen

Payee: PlainsCapital Bank

Principal Amount: \$388,612.50

DEED OF TRUST NO #2: Commercial Real Estate Deed of Trust described as:

Date: December 13, 2012

Grantor: Douglas B. Allen

Trustee: Darrell G. Adams

Beneficiary: PlainsCapital Bank

Recording Information: Recorded in/under Instrument #2012050743, In the Official Public Records of Lubbock County, Texas. Said Note and Deed of Trust having been transferred and assigned to 340 Broadway Holdings, LLC by that certain Transfer and Assignment of Note and Lien Without Warranty or Recourse dated March 17, 2022 and recorded in the Official Public Records of Lubbock County, Texas in\under Instrument No. 2022017862.

LENDER: 340 Broadway Holdings, LLC

Borrower: Douglas B. Allen

Property: Tract B-One (B-1), Breedlove Addition to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat and/or Dedication Deed thereof under Clerk's File No. 200645600, Official Public Records of Lubbock County, Texas.

Substitute Trustee: David Langston
Substitute Trustee's Mailing Address: 1500 Broadway, Suite 700
Lubbock, Texas 79401

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

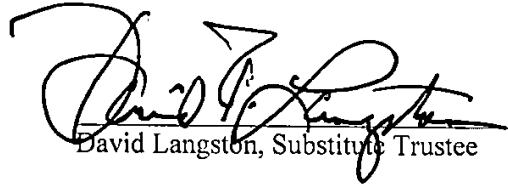
October 4, 2022, being the first Tuesday of the month, to commence at 10:00 AM, or within three hours thereafter.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

The gazebo on the front lawn at the West side of the Lubbock County Courthouse located at 904 Broadway, Lubbock, Lubbock County, Texas, or at other such location as designated by the County Commissioners of Lubbock County, Texas.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures the Promissory Note. Because of such default, Lender, the owner of the Promissory Note, and the holder of the Promissory Note and the Deed of Trust, has requested the Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

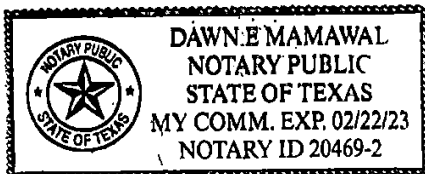
Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, the Substitute Trustee or such other trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust. Substitute Trustee has not made and will not make any covenants, warranties, or representations concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.

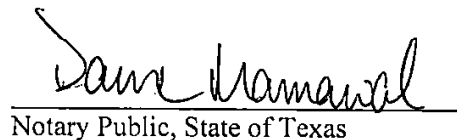

David Langston, Substitute Trustee

ACKNOWLEDGMENT

STATE OF TEXAS)
)
COUNTY OF LUBBOCK)

This instrument was acknowledged before me on September 2, 2022, by David Langston, Substitute Trustee.




Notary Public, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
09/02/2022 03:40 PM
FEE: \$3.00
2022042343

