

THE STATE OF TEXAS §
COUNTY OF LUBBOCK §

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, by Deed of Trust dated August 3, 2020, **Provident Trust Group, LLC, FBO: Lee Sok Traditional IRA**, as Grantor, conveyed to Benjamin P. Garcia, Trustee, for the benefit of **Prudential Investment Company, LLC**, certain real property situated in Lubbock County, Texas, being described as follows:

Lot Sixteen A (16-A), Block Three (3), a replat of Lots 16 through 24, Block 3, C.D. Elliston Addition to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat and/or Dedication Deed thereof, recorded in/under Clerk's File No. 2019034146, of the Official Public Records of Lubbock County, Texas, (2109 E. Broadway),

(hereinafter known as the "Real Property").

The Real Property described above is to secure payment of:

Promissory Note dated July 31, 2020, in the original principal amount of \$900,000.00, executed by Nicholas Vanderberg, Authorized Signer for Provident Trust Group, LLC, FBO: Lee Sok Traditional IRA, and made payable to **Prudential Investment Company, LLC** ("Note").

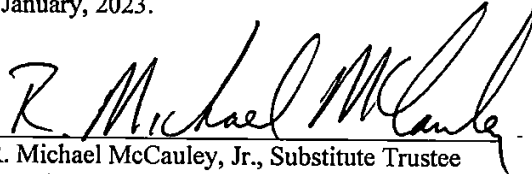
The Deed of Trust is recorded under Instrument Number 2020035648 in the Official Public Records of Lubbock County, Texas, reference to said Deed of Trust being hereby made for all purposes; and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Benjamin P. Garcia, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, the indebtedness evidenced therein is now wholly due, and the owner and holder of said indebtedness has requested the undersigned to sell the Real Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the seventh (7th) day of February, 2023, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m., I will sell the Real Property at the area of the Lubbock County Courthouse, Lubbock, Texas, designated by the Commissioners Court for foreclosure sales or trustee's sales, with the said property being sold to the highest bidder for cash. The earliest time at which the sale will occur is 10:00 a.m., and the sale will begin no later than three (3) hours after 10:00 a.m.

WITNESS MY HAND, this 11th day of January, 2023.



R. Michael McCauley, Jr., Substitute Trustee
McWhorter, Cobb and Johnson, LLP
1722 Broadway
Lubbock, Texas 79401

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
01/11/2023 03:16 PM
FEE: \$3.00
2023001441