

**NOTICE OF TRUSTEE'S SALE**

DATE: January 17, 2023

PROMISSORY NOTE: Promissory Note described as:

Date: November 4, 2021

Maker: John Marshall, Inc.

Payee: City Bank

Principal Amount: \$218,512.00

DEED OF TRUST: Construction Deed of Trust described as:

Date: November 4, 2021

Grantor: John Marshall, Inc.

Trustee: Scott Blount

Beneficiary: City Bank

Recording Information: Recorded in/under Instrument #2021057284 of the Official Public Records of Lubbock County, Texas.

LENDER: City Bank

Borrower: John Marshall, Inc.

Property: Lot Ten (10), CLIFTON PLACE, an Addition to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat and/or Dedication Deed thereof recorded in Clerk's File No. 2019041816, Official Public Records of Lubbock County, Texas.

Trustee: Scott Blount

Trustee's Mailing Address: P. O. Box 5060
Lubbock, Texas 79408

Substitute Trustee: Michael Hicks, M. Andrew Stewart or Brad Odell
Substitute Trustee's Mailing Address: 1500 Broadway, Suite 700
Lubbock, Texas 79401

Or

Substitute Trustee: Morris Wilcox
Substitute Trustee's Mailing Address: 5219 City Bank Parkway
Lubbock, Texas 79407

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

February 7, 2023 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.

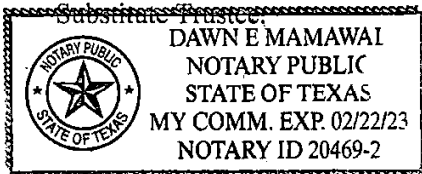
Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, the Substitute Trustee or such other trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with 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.

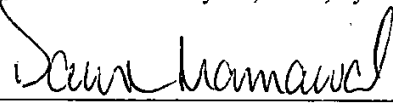

Michael D. Hicks, Substitute Trustee

ACKNOWLEDGMENT

STATE OF TEXAS)
)
COUNTY OF LUBBOCK)

This instrument was acknowledged before me on January 17, 2023, by Michael D. Hicks,




Notary Public, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
01/17/2023 03:27 PM
FEE: \$3.00
2023002073