



STATE OF TEXAS

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COUNTY OF LUBBOCK

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**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Property:** LOT FORTY (40), HAMMAN HEIGHTS ADDITION to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat and/or Dedication Deed thereof recorded in Volume 689, Page 575, of the Deed Records of Lubbock County, Texas.  
Street Address: 4619 43<sup>rd</sup> St. Lubbock, Texas 79414

**County:** Lubbock County, Texas

**Note:** **Date:** December 21, 2021  
**Original Principal Amount:** TWENTY TWO THOUSAND AND NO/100 DOLLARS (\$22,000.00)

**Borrowers:** Lazaro Zarate, Jesus G Eduardo Zarate  
**Lender:** Pinnacle Real Estate Growth Fund, LLC  
**Maturity Date:** January 1, 2052

**Deed of Trust:** **Date:** December 21, 2021  
**Grantors:** Lazaro Zarate and Fabiola G Arellano Gonzalez, a married couple, and Jesus G Eduardo Zarate, an unmarried man  
**Mortgagee:** Pinnacle Real Estate Growth Fund, LLC  
**Recording Information:** Document No. 2021065085, Real Property Records of Lubbock County, Texas

**Date of Sale (first Tuesday of month):** April 4, 2023

**Time of Sale:** 10:00 a.m.

**Place of Sale:** At the County Courthouse of Lubbock County, Texas at the place(s) designated by the Lubbock County Commissioners Court pursuant to Texas Property Code §51.002(a).

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 Substitute Trustee's Sale*

**Appointment of Substitute Trustee.** Pinnacle Real Estate Growth Fund, LLC as Mortgagee has appointed Carter Bowers, or Tommy D. Sheen as Substitute Trustee under the Deed of Trust for purposes of this sale. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

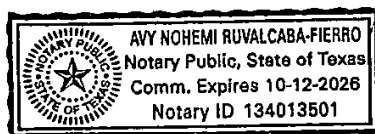
**Terms of Sale.** Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. If the Lender for any reason postpones, withdraws, or reschedules the sale, the Substitute Trustee need not appear at the date, time, and place of the scheduled sale to announce such postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code and/or Texas Business and Commerce Code. Such reposting or refiled may be after the date originally scheduled for this sale. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

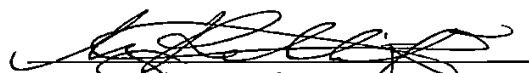
**SHEEN LAW FIRM,PC**  
12223 Quaker Ave.  
Lubbock, TX 79424  
Telephone: (432) 653-2717  
carter@regsfirm.com

By:   
**Carter Bowers**  
Attorney at Law  
Substitute Trustee

STATE OF TEXAS       §  
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COUNTY OF LUBBOCK   §

This instrument was acknowledged before me on the 14<sup>th</sup> day of March 2021, by Carter Bowers.



  
Notary Public, State of Texas

*Notice of Substitute Trustee's Sale*

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Kelly Pinion*

Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
03/14/2023 04:20 PM  
FEE: \$3.00  
2023009375

