



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

STATE OF TEXAS §
 §
COUNTY OF LUBBOCK §

Date: February 12, 2024

Instrument To Be Foreclosed:

Deed of Trust ("Deed of Trust")

Dated: May 6, 2021

Grantor: Matthew McIntyre

Mortgagee: First Bank and Trust

Recorded: Document Number 2021024498 in the Official Public Records of Lubbock County, Texas.

Secures: Promissory Note in the original principal amount of \$65,600, executed by Matthew McIntyre, payable to the order First Bank & Trust (the "Note").

Property: Lot Seven (7), Block Six (6), Highland Park Addition to the City of Lubbock, Lubbock County, Texas, according to the map, plat and/or dedication deed thereof recorded in Volume 136, Page 261, Revised in Volume 225, Page 409 of the Deed Records of Lubbock County, Texas.

Substitute Trustees: Joshua Frost
FIELD MANNING STONE AYCOCK P.C.
2112 Indiana Ave.
Lubbock, TX 79410

Lauren E. Hayes or Amber Fly
HUSCH BLACKWELL LLP

111 Congress Ave., Suite 1400
Austin, Texas 78701

Foreclosure Sale:

Date: Tuesday, March 5, 2024.

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

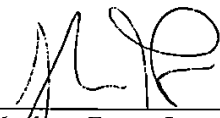
Place of Sale: The Gazebo located on the front lawn of the Lubbock County Courthouse, 904 Broadway, Lubbock, Texas 79401 with the first alternate location being the second floor auditorium at 916 Main, Lubbock, Texas and the second alternate location being the Commissioners' Court located on the fifth floor of the courthouse or as designated by the Lubbock County Commissioners Court for sales such as the one described herein.

Terms of the Sale: The Foreclosure Sale will be conducted as a public auction with the Property to be sold to the highest bidder for cash or certified funds, except that First Bank and Trust's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to Texas Property Code § 51.009, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to warranties of title, if any provided for under the deed of trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, First Bank and Trust, the owner and holder of the Note, has requested Substitute Trustees to sell the Property.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, one of the Substitute Trustees will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

Dated February 12, 2024



Joshua Frost, Lauren Hayes, or Amber Fly,
Substitute Trustees

ACKNOWLEDGMENT

THE STATE OF TEXAS

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COUNTY OF Lubbock

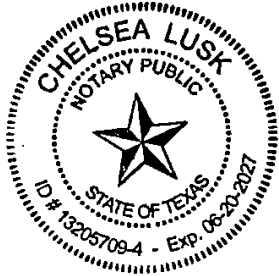
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This instrument was acknowledged before me by Joshua D. Frost on
this 12th day of February, 2024.

Chelsea Lusk

Notary Public

[Seal]



Chelsea Lusk

Name (printed or typed)

My commission Expires:

6-20-2027

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion, County Clerk
Lubbock County, TEXAS
02/13/2024 10:37 AM
FEE: \$2.00
2024005842

Kelly Pinion