



### **NOTICE OF FORECLOSURE 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.**

1. ***Property to Be Sold.*** The real property to be sold is described as follows:

Lot Two C One (2-C-1), Block One (1), a replat of a portion of Lot 1, all of Lots 2-A, 2-B, 2-C, 3, 4 and 20, Block 1, Ross Putty 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. 2018032088, of the Official Public Records of Lubbock County, Texas, more commonly known as 215 36<sup>th</sup> Street, Lubbock, Texas

2. ***Instruments to be Foreclosed.*** The instruments to be foreclosed are a Deed of Trust, Security Agreement, Financing Statement, and Assignment of Leases & Rents filed on October 8, 2018 as Document #2018038698; all filed in the Official Public Records of Lubbock County, Texas (collectively, the "liens").

3. ***Date, Time, and Place of Sale.*** The sale is scheduled to be held at the following date, time, and place:

Date: April 2, 2024 (Tuesday)

Time: The sale will begin no earlier than 10:00 a.m. and no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m.

Place: Lubbock County Courthouse in Lubbock, Texas, at the following location: At the gazebo located on the west side lawn area of the Lubbock County Courthouse, 904 Broadway, Lubbock, Texas 79401 or as otherwise designated by the Lubbock County Commissioners Court.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the 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. The reposting or refileing may be after the date originally scheduled for this sale.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the respective deeds of trust and security agreements permitting the beneficiary thereunder to have the bid(s) credited to the note(s) up to the amount of the unpaid debt(s) secured by the liens at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the respective deeds of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the respective deed(s) of trust. The sale shall not cover any part of the property that has been released of public record from the liens. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the liens, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the liens. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

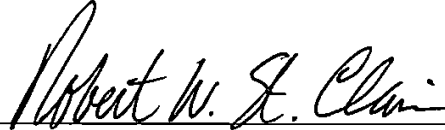
5. **Type of Sale.** The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the liens executed by Clara M. Wilson Revocable Trust.

6. **Obligations Secured.** The Deed of Trust, Security Agreement, Financing Statement, and Assignment of Leases & Rents provide that they secure the payment of the indebtednesses and other obligations therein described (the "Obligations") including, but not limited to, (a) a Promissory Note dated September 14, 2018, in the original principal amount of \$119,000.00 signed by Clara M. Wilson Revocable Trust, payable to West Texas State Bank, successor by endorsement to ZJESH, LLC; and (b) all other obligations owed by Clara M. Wilson Revocable Trust to West Texas State Bank, successor by endorsement to ZJESH, LLC, by virtue of the terms of the instruments being foreclosed as described above. West Texas State Bank, successor by endorsement to ZJESH, LLC, is the current owner and holder of the Obligations.

7. ***Default and Request to Act.*** Default has occurred under the deed of trust and the beneficiary has requested me, as substitute trustee, or one of the other authorized substitute trustees to conduct this sale. Notice is given that before the sale the beneficiary may appoint other persons as authorized substitute trustees to conduct the sale.

Questions concerning the sale may be directed to the undersigned.

Dated: March 12, 2024.

A handwritten signature in black ink, reading "Robert W. St. Clair". The signature is written in a cursive style with a horizontal line underneath it.

ROBERT W. ST. CLAIR, Substitute Trustee  
4716 4<sup>th</sup> Street, Suite 200  
Lubbock, Texas 79416  
806/744-1100

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Kelly Pinion*

Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
03/12/2024 02:36 PM  
FEE: \$2.00  
2024010163