

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS; YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to the Deed of Trust dated July 9 , 2012, executed by Flavdia Gutierrez, "Mortgagor") Mortgagor conveyed to Ted Hogan as Trustee all of her right, title, and interest in and to that one certain parcel of real property situated in Lubbock County, Texas and described as:

Lot One (1), Block Two (2) BURLESON & Osborn Addition to the City of Lubbock, Lubbock County, Texas.

together with all improvements thereon and including all other property set forth in the Deed of Trust, in exchange for a promissory note in the sum of \$48,000.00 payable to JUAN RAMIREZ ("Beneficiary") and any and all other indebtedness secured by the Deed of Trust; and

The Deed of Trust is in default and the entire unpaid balance of the Contract is due and payable in the sum of \$18,649.53; Beneficiary intends to enforce the power of sale set forth in the above-referenced Deed of Trust; and

JUAN RAMIREZ has designated Harvey L. Morton to serve as Substitute Trustee; and

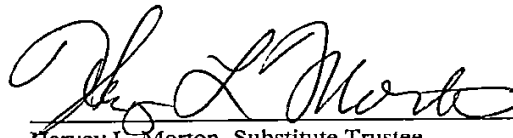
The Beneficiary has directed the Substitute Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured under it, after the giving of at least 21 consecutive days' notice and recording the Notice in the Lubbock County Clerk's Office giving the time, place, and terms of said sale, and description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas;

Therefore, I, Harvey L. Morton, Substitute Trustee, hereby give notice, after due publication as required by the Contract and the Texas Property Code, that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days by certified mail, return receipt requested, to each debtor obligated to pay the Contract for Deed, at the last known address of each such debtor, according to the records of Seller, as required by the Contract for Deed and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash in the Central Jury Room on the first floor of the Lubbock County Courthouse, at 1:00 p.m. on June 7, 2022, such being the first Tuesday of the month.

Pursuant to Section 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than 1:00 p.m. and no later 4:00p.m.

The sale conducted pursuant to this Notice will be made subject to any valid liens and any other title encumbrances affecting title to the property described above that are superior to the rights of Seller under the Contract.

Signed on April 20, 2022.

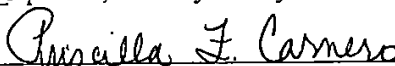


Harvey L. Morton, Substitute Trustee
1604 Ave. M
Lubbock, Texas 79401

State of Texas
County of Lubbock

This instrument was acknowledged before me on April 20 , 2022 by Harvey L. Morton, Substitute Trustee.




Notary Public, State of Texas

2022021278 2 PGS POST

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
05/04/2022 09:52 AM
FEE: \$3.00
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