



## NOTICE OF TRUSTEE'S SALE

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time and place specified herein.

### **Information regarding the indebtedness and lien that is the subject of this sale:**

Note:

Date: 05/06/2018  
Maker: Kenneth Dwayne Baker and Jacqueline Marie Baker  
Payee: Best Lubbock Holdings LLC, a Texas limited liability company  
Original Principal Amount: \$76,656.00

Deed of Trust:

Date: 04/17/2018  
Grantor: Kenneth Dwayne Baker and Jacqueline Marie Baker  
Trustee: Wendell Chase Belew  
Recorded in: Instrument No. 2018013925, Official Public Records of Lubbock County, Texas

Property:

MCCRUMMEN 2<sup>ND</sup> BLK 47 L 3 City of Lubbock, Lubbock County, Texas.

Prior Modification of Note and/or Deed of Trust: None

Present Owner of Note and Beneficiary under Deed of Trust:

Best Lubbock Holdings LLC, a Texas limited liability company  
6102 82<sup>nd</sup> Street #11  
Lubbock, Texas 79424

**Information regarding the public sale to be held:**

Trustee: Abel Reyna, Jr.

Date of Sale: June 6, 2023, being the first Tuesday in said month.

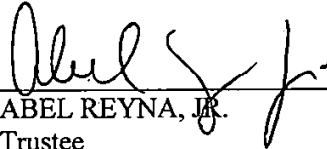
Time of Sale: The earliest time at which the sale will occur is 1:00 p.m., Lubbock, Texas local time, and shall begin not later than 3 hours thereafter.

Place of Sale: The designated area of the County Courthouse as designated by the Commissioners Court of Lubbock County, Texas

Default has occurred in the payment of the indebtedness evidenced by the Notes. Because of such default, Best Lubbock Holdings, LLC, a Texas limited liability company requested Trustee to enforce the Deed of Trust.

Therefore, notice is given that on the date and time and at the place set forth herein above, the above-named Substitute Trustees will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens or other matters affecting title to the Property. Neither Trustee nor Best Lubbock Holdings, LLC, a Texas limited liability company make any representation or warranty (express or implied) regarding title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then owing with respect to the Property.

  
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ABEL REYNA, JR.  
Trustee

Please return File-Stamped Copy to:

Abel Reyna, Jr.  
Law Office of Abel Reyna, Jr., P.C., Attorney at Law  
7606 University Ave., Suite E  
Lubbock, TX 79423

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS



*Kelly Pinion*

Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
05/17/2023 03:13 PM  
FEE: \$3.00  
2023018115