



APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

Date: October 9, 2024

Substitute Trustee: Terry Browder, Laura Browder or Jamie Osborne

Mortgagee: Pinnacle Real Estate Growth Fund, LLC

Mortgagee's Address: 4414 82nd Suite 212-104, Lubbock, TX 79424

Note: Note dated December 21, 2021, in the amount of \$22,000.00.

Deed of Trust:

Date: December 21, 2021

Grantor: Lázaro Zarate & Jesus G. Eduardo Zarate

Mortgagee: Pinnacle Real Estate Growth Fund, LLC

Recording Information: Recorded in Document No. 2021065086, dated December 27, 2021

Property (including any improvements): 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.

County: Lubbock

Date of Sale: November 5, 2024

Time of Sale: 10am-1pm

Place of Sale: THE GAZEBO LOCATED ON THE FRONT LAWN OF THE COUNTY COURTHOUSE, WITH THE FIRST ALTERNATE LOCATION BEING THE SECOND FLOOR AUDITORIUM AT 916 MAIN AND THE SECOND ALTERNATE LOCATION BEING THE COMMISSIONER'S COURT LCOATED ON THE FIFTH FLOOR OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITES 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 MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITES STATES OF AMERICA, PLEASE SEND NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Terry Browder, Laura Browder or Jamie Osborne

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on December 3, 2024, between 10am and 1pm and beginning not earlier than 10:00 am or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and date specified. This sale will be conducted pursuant to Section 51.002 and Section 51.016 of the Texas Property Code.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Terry Browder

[Signature]
Jasun Nava, Servicing Specialist I
Asset Mitigation and Loss
SecureNet Loan Services, LLC
Mortgage Servicer

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Court.

POSTED 10-10-24

[Signature]
NAME

Terry Browder
AS SUBSTITUTE TRUSTEE

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
10/10/2024 09:20 AM
FEE: \$2.00
2024040836