

24-03694
7814 PONTIAC AVE, LUBBOCK, TX 79424

2024047508 4 PGS POST



**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

- Property:** The Property to be sold is described as follows:

SEE EXHIBIT A
- Security Instrument:** Deed of Trust dated May 28, 2013 and recorded on May 31, 2013 at Instrument Number 2013022015 in the real property records of LUBBOCK County, Texas, which contains a power of sale.
- Sale Information:** February 4, 2025, at 10:00 AM, or not later than three hours thereafter, at the gazebo located on the front lawn of the Lubbock County Courthouse with the first alternate location being the 2nd floor auditorium at 916 Main and the second alternate location being the Commissioner's Courtroom located on the 5th floor of the courthouse, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by JASON LESTER AND MISTY LESTER secures the repayment of a Note dated May 28, 2013 in the amount of \$93,279.00. U.S. BANK NATIONAL ASSOCIATION, whose address is c/o U.S. Bank National Association, 2800 Tamarack Road, Owensboro, KY 42301, is the current mortgagee of the Deed of Trust and Note and U.S. Bank National Association is the current mortgage servicer for the mortgage. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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.



4830056

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Substitute Trustee(s): Bobby Fletcher, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Shawn Schiller, David Ray, Patrick Zwiers, Kristopher Holub, Dana Kamin, Garrett Sanders, Joshua Sanders, Clay Golden, Logan Thomas, Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Doak Lambert, Matthew Hansen, Aleena Litton, Auction.com, Israel Curtis, Conrad Wallace and Auction.com employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Terry Browder, declare under penalty of perjury that on the 5 day of December, 2024 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of LUBBOCK County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT A

TRACT 1:

A 9.42 acre, more or less, tract of land located in Section 444, Block D, John H. Gibson Survey, Yoakum County, Texas, and being out of those certain tracts described as Tracts 1 and 2 in deed from Ben Q. Gibson to J. W. Beal dated January 8, 1981, and recorded in Volume 379, Page 561 of the Yoakum County Deed Records, said 9.42 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod with cap marked "NEWTON SURVEYING" set in the Southeasterly right-of-way line of U.S. Highway 82 (right-of-way in Volume 13, Page 288, Deed Records) for the Northeast corner of said Beal Tract 2 and for the Northeast corner of this tract, from which a spike nail found at the Northeast corner of said Section 444 bears N.66°10'E. 2403.56 feet and North 54.67 feet.

THENCE South, along the East line of said Beal Tract 2, a distance of 1007.9 feet to a ½" iron rod with cap marked "RPLS1690" found at the Northeast corner of a 10.00 acre tract of land conveyed by J. W. Beal to Adalberto Gonzalez, Sr., by deed dated December 19, 1991 and recorded in Volume 86, Page 298, Official Public Records, for the Southeast corner of this tract;

THENCE West, along the North line of said 10.00 acre tract, 621.1 feet to a ½" iron rod with cap marked "RPLS1690 RPLS 4983" found for the Southeast corner of a 1.58 acre tract of land conveyed by J. W. Beal to Larry K. Mason by deed dated February 26, 1993 and recorded in Volume 111, Page 117, Official Public Records, and for the Southwest corner of this tract;

THENCE North, along the East line of said Mason 1.58 acre tract, 457.16 feet to a ½" iron rod with cap marked "RPLS 1690 RPLS 4983" found for the Southwest corner of a 3.00 acre tract described in Correction Deed from J. W. Beal to Fred Ramos dated February 26, 1993 and recorded in Volume 108, Page 890, Official Public Records, for the most Westerly-Northwest corner of this tract;

THENCE East 365.89 feet to a ½" iron rod found at the Southeast corner of said 3.00 acre tract, and for a corner of this tract;

THENCE North 437.99 feet to a ½" iron rod with cap marked "RPLS 1690 RPLS 4983" found in said Southeasterly right-of-way line of U.S. Highway 82, for the Northeast corner of said 3.00 acre tract, and for the most Northerly-Northwest corner of this tract;

THENCE N.66°10'E., along said Highway right-of-way line, 279.00 feet to the place of beginning.

TRACT 2:

A 3.00 acre, more or less, tract of land located in Section 444, Block D, John H. Gibson Survey, Yoakum County, Texas, and being out of those certain tracts described as Tracts 1 and 2 in deed from Ben Q. Gibson to J. W. Beal dated January 8, 1981 and recorded in Volume 379, Page 561 of the Yoakum County Deed Records, said 3.00 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod with cap marked "RPLS1690 RPLS4983" found in the Southeasterly right-of-way line of U.S. Highway 82 for the Northeast corner of this tract, from which a ½" iron rod with cap marked "NEWTON SURVEYING" set at the Northeast corner of said Beal Tract 2 bears N.66°10'E. 279.0 feet, and from which a spike nail found at the Northeast corner of said Section 444 bears N.66°10'E. 2682.56 feet and North 54.67 feet;

THENCE South 437.99 feet to a ½" iron rod found at the Southeast corner of this tract;

THENCE West 365.89 feet to a ½" iron rod with cap marked "RPLS1690 RPLS4983" found for the Southwest corner of this tract;

THENCE North 276.36 feet to a ½" iron rod with cap marked "NEWTON SURVEYING" set in said Southeasterly right-of-way line of Highway 82, for the Northwest corner of this tract, from which a ½" iron rod with cap marked "RPLS1690" set previously for the Northwest corner of said Beal Tract 1 bears S.66°10'W. 105.93 feet;

THENCE N.66°10'E., along said Highway right-of-way line, 400.0 feet to the place of beginning.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
12/05/2024 09:25 AM
FEE: \$2.00
2024047508