



## NOTICE OF FORECLOSURE SALE

STATE OF TEXAS

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COUNTY OF LUBBOCK

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This Notice of Foreclosure Sale is executed as of the date set forth below with respect to the following:

Deed of Trust (With Future Advance Clause) (as amended, restated, modified, supplemented or assigned, the "**Deed of Trust**"):

Dated: March 2, 2023

Grantor: Sticks & Stones Designs, LLC

Lender: Community National Bank

Original Trustee: William D. Stovall

Recorded: March 6, 2023, as Document Number 2023008088 in the Official Public Records of Lubbock County, Texas

Secures: Promissory Note dated March 2, 2023, in the original principal amount of \$68,000.00, executed by Grantor and payable to the order of Lender (as amended, restated, modified, supplemented or assigned from time to time, the "**Note**")

Lender's Address: Community National Bank  
Attn: Alan Kaup  
500 W. Illinois Ave.  
Midland, TX 79701

Property: The real property described in Exhibit A attached hereto, together with any and all rights, privileges and appurtenances pertaining thereto and improvements located thereon, including, but not limited to, all right, title, and interest of Grantor in and to adjacent roads, rights-of-way, alley, drainage facilities, easements and utility facilities, strips and gores between the described Property and abutting properties; all permits, authorities, licenses, consents, and bonds, if any; all equipment, apparatus, fixtures and personal property now or hereafter attached thereto or used in connection with the operation of Property and all other tangible and intangible property and rights thereto described in the Deed of Trust or related security agreements.

Substitute Trustee: Terry Browder, Laura Browder or Jamie Osborne

Substitute Trustee's Address: c/o Munsch Hardt Kopf & Harr, P.C.  
500 N. Akard St., Suite 4000  
Dallas, TX 75201  
Attn: Macy D. Smith

Foreclosure Sale: (the "**Foreclosure Sale**")

Date: Tuesday, October 1, 2024

Time: The Foreclosure Sale will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m., local time.

Place: The gazebo located on the front lawn of the Lubbock 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 located on the fifth floor of the courthouse (or another location as designated for foreclosure sales by the Lubbock County Commissioners Office pursuant to § 51.002 of the Texas Property Code).

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be credited against the outstanding indebtedness secured by the lien of the Deed of Trust.

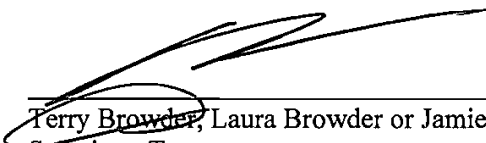
Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of such default(s), Lender, the owner and holder of the Note, has requested that Substitute Trustee sell the Property at the Foreclosure Sale.

The Deed of Trust encumbers both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personalty, fixtures, equipment and other tangible and intangible property described in the Deed of Trust or any related security agreements in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place of the Foreclosure Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder in accordance with the Deed of Trust.

[SIGNATURE PAGE FOLLOWS]

WITNESS MY HAND this 9 day of September, 2024.

  
\_\_\_\_\_  
Terry Browder, Laura Browder or Jamie Osborne  
Substitute Trustee  
c/o Munsch Hardt Kopf & Harr, P.C.  
500 North Akard Street, Suite 4000  
Dallas, Texas 75201  
Attn: Macy D. Smith

STATE OF TEXAS       §  
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I, the undersigned Notary Public, do hereby certify that Terry Browder, Laura Browder or Jamie Osborne personally appeared before me this day and acknowledged that he/she is the Substitute Trustee duly appointed by Lender, and that by authority duly given, he/she executed the foregoing instrument in the above mentioned capacity, for the purposes and consideration set forth therein.

WITNESS my hand and official seal this the \_\_\_ day of September, 2024.

~~\_\_\_\_\_  
Notary Public, State of Texas  
Commission Expires: \_\_\_\_\_  
Printed Name: \_\_\_\_\_~~

Exhibit A: Real Property Description

**EXHIBIT A**

**REAL PROPERTY DESCRIPTION**

Lot Eight (8), The Vineyards at Escondido Ranch, an Addition to the City of Lubbock, Lubbock County, Texas, according to the map, plat and/or dedication deed thereof recorded in Clerks No. 2021026627 of the Official Public Records of Lubbock County, Texas.

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS



*Kelly Pinion*

Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
09/10/2024 09:55 AM  
FEE: \$2.00  
2024036499