



NOTICE OF SUBSTITUTE 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: April 14, 2014
Maker: GABRIEL ROTRAMEL and LATOSHA ROTRAMEL
Payee: W. LEHMAN RAGAN
Original Principal Amount: \$50,000.00

Deed of Trust:

Date: April 14, 2014
Grantor: GABRIEL ROTRAMEL and LATOSHA ROTRAMEL
Trustee: MICHAEL H. CARPER or ROBERT N. NEBB
Recorded in: Document No. 2014012674, Official Public Records of Lubbock County, Texas

Property:

The following described real property, together with all mineral interests, improvements, fixtures, personal property and intangible property, if any, described in and presently covered by the Deed of Trust and all other rights, privileges and appurtenances pertaining thereto:

Lot Four (4), Lou Stubbs Addition also known as Clowers 2nd Addition to the City of Lubbock, Lubbock County, Texas, and a Subdivision of a part of Tracts 31 & 32, of the Stubbs Subdivision of the N.E. 1/2 of the N.W. 1/4 of Section 10, Block B, Lubbock County, Texas, according to the map, plat and/or dedication deed thereof recorded in Volume 487, Page 571, Deed Records, Lubbock County, Texas.

Prior Modification of Note and/or Deed of Trust:

Present Owner of Note and Beneficiary under Deed of Trust:

Estate of W. LEHMAN RAGAN

Information regarding the public sale to be held:

Substitute Trustees: Leena Al-Souki, Adam N. Holmes, and John W. Shanklin II

Appointed by written instrument dated April 25, 2024, executed by Estate of W. Lehman Ragan and recorded or to be recorded in the appropriate Official Public Records of Lubbock County, Texas.

Date of Sale: October 1, 2024, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is 10:00 A.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 Note. Because of such default, Estate of W. Lehman Ragan appointed Substitute Trustee and has requested Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that on the date and time and at the place set forth hereinabove, the above-named Substitute Trustee 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 Substitute Trustee nor Estate of W. Lehman Ragan 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.

Leena Al-Souki
Leena Al-Souki, Substitute Trustee

Please return File-Stamped Copy to:

Leena Al-Souki
McCleskey, Harriger, Brazill & Graf, L.L.P.
5010 University Ave, Floor 5
Lubbock, TX 79413-4422

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
09/06/2024 03:27 PM
FEE: \$2.00
2024036230