

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: October 2, 2024

DEED OF TRUST

Date: June 6, 2022

Grantor: KEATON ADAMS

Original Trustee: ELIZABETH BROWN

Substitute Trustee: HAYDEN C. OLSON

Original Beneficiary: IM LAND, LLC, a Texas limited liability company

Current Beneficiary: IM LAND, LLC, a Texas limited liability company

County Where Property is Located: Lubbock County, Texas

Recorded in: Deed of Trust recorded in Document No. 2022027861, Official Public Records of Lubbock County, Texas

Property:

FIELD NOTE DESCRIPTION a 10.17 Acre Tract (Tract 2), out of a 81.10 Acre Tract, described as the West Half (W/2) of the Northeast Quarter (NE/4), Situated in Section 63, Block A, East Line and Red River Railroad Company, Abstract 143, Lubbock County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the North boundary line of said Section 63, being 30.00 foot South of the centerline of F.M. 1294 (100' Right-of-Way), from which a found railroad spike as the Northeast corner of said Section 63, bears S. 88°36'05" E, at a distance of 2,316.25 feet;

THENCE S. 1°27'58" W, passing a ½" iron rod with "OJD ENG" cap set, in the South right-of-way line of said F.M. 1294, at a distance of 20.00 feet, continuing in all a distance of 2,668.2 feet, to a ½" iron rod with "OJD ENG" cap set, for the Southeast corner of this tract;

THENCE N. 88°36'46" W., along the south boundary line of said 81.41-acre tract, a distance of 330.90 feet, to a found ½" iron pipe, for the Southwest corner of this tract;

THENCE N. 1°27'58" E., along the west boundary line of said 81.41-acre tract, at a distance of 1,205.85 feet, to a ½" iron rod with "OJD ENG" cap set, for a corner of this tract;

THENCE S. 88°36'05" E., at a distance of 300.90 feet, to a ½" iron rod with "OJD ENG" cap set, for a corner of this tract;

THENCE N. 1°27'58" E., passing a ½" iron rod with "OJD ENG" cap set, in the South right-of-way line of said F.M. 1294, at a distance of 1,442.16 feet, continuing

in all a distance of 1,462.16 feet, to a point, 30.00 foot South of said centerline of F.M. 1294, for the Northwest corner of this tract;

THENCE S 88°36'05" E., at a distance of 20.00 feet, to the Place of Beginning. (the "Property").

NOTE SECURED BY DEED OF TRUST

Date: June 6, 2022

Amount: \$91,908.00

Maker: KEATON ADAMS

Payee: IM LAND, LLC, a Texas limited liability company

Holder of Note: IM LAND, LLC, a Texas limited liability company

Substitute Trustee's Mailing Address: 1408-A Buddy Holly Ave., Lubbock, Lubbock County, Texas 79401

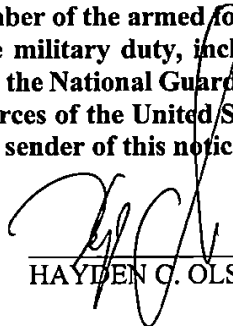
DATE OF SALE OF PROPERTY: Tuesday, November 5, 2024, between one o'clock P.M. and four o'clock P.M.

PLACE OF SALE OF PROPERTY: The sale will occur at the location designated by the Lubbock County Commissioners Court in accordance with Section 51.002 (a) of the Texas Property Code. The current designated location is **the Gazebo located on the front lawn of the Lubbock County Courthouse, Lubbock, Texas, or if said location is not available, a first alternate location, being the second floor auditorium at 916 Main Street, Lubbock, Texas, and if said location is not available, a second alternate location being the Commissioner's Court located on the fifth floor of the Lubbock County Courthouse, Lubbock, Texas; or, at such other location as may from time to time be designated by the Lubbock County Commissioner's Court, as reflected in the Real Property Records of Lubbock County, Texas.**

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property described in said Deed of Trust by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

NOTICE TO MEMBERS OF THE ARMED FORCES OF THE UNITED STATES

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.



HAYDEN C. OLSON, Substitute Trustee

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
10/02/2024 12:50 PM
FEE: \$2.00
2024039777