



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

5414 112TH STREET
LUBBOCK, LUBBOCK COUNTY, TEXAS 79423

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.

1. Date, Time, and Place of Sale.

Date: December 03, 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 n 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 Commissioner's Office pursuant to § 51.002 of the Texas Property Code.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Real Estate Lien Note, dated January 18, 2023 and recorded in Document No. 2023002454 of the Official Public Records of LUBBOCK County, Texas, with RONNIE DIAZ and FRANCES MARIE DIAZ, a married couple, as Grantors, and CKD HOMES DIRECT, LTD. as the Grantee/Beneficiary.

4. Obligations Secured. Deed of Trust or Real Estate Lien Note executed by RONNIE DIAZ and FRANCES MARIE DIAZ, a married couple, securing the payment of the indebtedness in the original amount of \$355,000.00 and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CKD HOMES DIRECT, LTD is the current Beneficiary/Payee of the Lien Note and Deed of Trust.

5. Property to Be Sold. LOT FOURTEEN (14), ABBEY GLEN, AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN DOCUMENT NO. 2016046388 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.**

The undersigned, as attorney for the mortgagee, does hereby remove the original trustee and all successor substitute trustees and appoints in their stead ROBERT I. JOSEPH, whose address is 1517 Texas Ave, Lubbock, Texas 79401 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Regards,



Robert Joseph
Attorney at Law
State Bar No. 11030700
806-762-0555
Fax: 806-762-0588
Email: robert@rijosephpc.com
Attorney for CKD Homes Direct, Ltd.

Certificate of Posting

My name is Robert I. Joseph, and my address is 1517 Texas Ave, Lubbock, Texas 79401. I declare under penalty of perjury that on October 31, 2024 I filed at the office of the LUBBOCK County Clerk and caused to be posted at the LUBBOCK County courthouse this notice of sale.



Declarant's Name: Robert I. Joseph

Date: October 31, 2024

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
10/31/2024 04:06 PM
FEE: \$2.00
2024043537