

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY AND OR DRIVERS LICENSE NUMBERS.

After recording please return to Keith Thompson, 11003 Quaker Ave, Lubbock, Texas 79424

**NOTICE OF TRUSTEE'S FORECLOSURE SALE**

1. *PROPERTY TO BE SOLD.* The property to be sold is described as follows:

See attached Exhibit A.

2. *INSTRUMENT TO BE FORECLOSED.* The instrument to be foreclosed is the deed of trust dated January 10, 2023, executed by SPGO, LLC and recorded as Instrument No. 2023001576 in the real property records of Lubbock County, Texas.

3. *DATE, TIME, AND PLACE OF SALE.* The sale is scheduled to be held at the following date, time, and place:

DATE: December 3, 2024

TIME: The sale will begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

PLACE: At the Gazebo located on the front lawn of the County Courthouse, 916 Main St., Lubbock, Texas, provided that the sale may be moved due to inclement weather to the 2<sup>nd</sup> floor of the County Courthouse or such other location as designated by the Commissioner's Court of Lubbock County, Texas, where foreclosure sales are to take place.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. *TERMS OF SALE.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of



the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *TYPE OF SALE.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust.

6. *OBLIGATIONS SECURED.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "OBLIGATIONS") including but not limited to (a) the promissory note in the original principal amount of \$392,040.00 with an annual interest rate of 7.5% executed by SPGO, LLC payable to the order of VISTA BANK; (b) all renewals and extensions of the note; and (c) payment of current taxes and insurance for the underlying property. KTCP HOLDINGS, LLC is the current owner and holder of the OBLIGATIONS and is the beneficiary under the deed of trust.

**As of November 12, 2024, there was owed \$425,000 plus attorney's fees due.**

Questions concerning the sale may be directed to the undersigned substitute trustee, at:  
The Law Office of Keith C. Thompson, P.C., (806) 783-8322

7. *DEFAULT AND REQUEST TO ACT.* Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

(SIGNATURE ON FOLLOWING PAGE)

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Dated November 12, 2024.


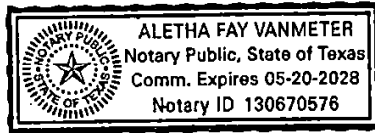


Trustee

Keith C. Thompson  
11003 Quaker Ave.  
Lubbock, Texas 79424  
Tel. 806-783-8322  
Fax 806-783-8357

STATE OF TEXAS           §  
  §  
COUNTY OF LUBBOCK   §

This instrument was ACKNOWLEDGED before me on November 12, 2024 by KEITH C. THOMPSON, Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

  
Notary Public, State of Texas  
My Commission Expires:

**Exhibit "A"**

A 1.000 acre tract of land located in the southeast (SE/4) of Section 5, Block AK, E.L. & R.R. RR. Co. Survey, Abstract Number 163, Lubbock County, Texas, and situated within and a part of that certain tract of land conveyed to Quaker/146 Investment Holdings, LP. in a Special Warranty Deed recorded in County Clerk's File Number 2015036652 of the Official Public Records of Lubbock County, Texas, (OPRLCT), said 1.000 acre tract of land being further described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with a cap marked "AMD ENGINEERING" found in the west right-of-way line of Quaker Avenue as described in a Street Dedication Deed recorded in County Clerk's File Number 2018036443 (OPRLCT), same being the most easterly northeast corner of Stratford Pointe, Lots 138 - 192 and Tracts "K" - "R", according to the map, plat and/or dedication deed thereof recorded in County Clerk's File Number 2021026911 (OPRLCT), said corner having coordinates of Northing: 7,232,736.28 and Easting: 930,278.79 of the Texas Coordinate system of 1983 (2011), Texas North Central Zone, whence the calculated southeast corner of said Section 5 bears S. 88° 11' 29" E a distance of 55.00 feet and S. 1° 48' 31" W. a distance of 1187.60 feet, said Section corner having coordinates of Northing: 7,231,547.83 and Easting: 930,296.28 of the Texas Coordinate System of 1983 (2011), Texas North Central Zone;

THENCE S. 46° 48' 31" W., along the north right-of-way line of 142nd Street according to said plat of Stratford Pointe, Lots 138 - 192 and Tracts "K" - "R", a distance of 7.07 feet to a 1/2" iron rod with a cap marked "AMD ENGINEERING" set at the northeast corner of Tract "L" according to said plat of Stratford Pointe, Lots 138 - 192 and Tracts "K" - "R", for the most southerly southeast corner of this tract;

THENCE N. 88° 11' 29" W., along the north plat limits line of said plat of Stratford Pointe, Lots 138 - 192 and Tracts "K" - "R", a distance of 245.00 feet to a point in a column at the northwest corner of said Tract "L", for the southwest corner of this tract whence the ell corner of said column bears S. 83° 57' 30" E., a distance of 1.65 feet;

THENCE N. 01° 48' 31" E., along the east plat limits of said plat of Stratford Pointe, Lots 138 - 192 and Tracts "K" - "R", a distance of 174.29 feet to a set "X" in concrete at the southwest corner of a 2.600 acre tract, surveyed same date herewith, for the northwest corner of this tract;

THENCE S. 88° 11' 29" E., along the south line of said 2.600 acre tract, a distance of 250.00 feet to a point in the west right-of-way line of said Quaker Avenue to a 1/2" iron rod with a cap marked "AMD ENGINEERING" set for the northeast corner of this tract;

THENCE S. 01° 48' 31" W. a distance of 169.29 feet to the POINT OF BEGINNING. Bearings are relative to the Texas Coordinate System of 1983 (2011), Texas North Central Zone, as calculated from a point of origin at Northing: 7,234,211.757 and Easting: 929,159.992 with a convergence angle of -1°51'33.15" to True North and a combined scale factor of 0.99974751. Distances are at surface, in U.S. survey feet.

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Kelly Pinion*

Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
11/12/2024 09:52 AM  
FEE: \$2.00  
2024044559