



A Debtor who is serving on active duty in the military may have special rights or relief related to this notice under federal law, including the SERVICEMEMBERS CIVIL RELIEF ACT (50 U.S.C. app. Section 501, et. seq.) and state law, including Section 51.015 of the TEXAS PROPERTY CODE. 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.

NOTICE OF TRUSTEE'S SALE

DATE: February 28, 2025

PROMISSORY NOTE #1: Promissory Note described as:

Date: July 6, 2021
 Maker: Robert Anthony Herrera
 Payee: City Bank
 Principal Amount: \$165,750.00

PROMISSORY NOTE #2: Promissory Note described as:

Date: December 14, 2022
 Maker: Robert Anthony Herrera
 Payee: City Bank
 Principal Amount: \$85,960.10

DEED OF TRUST # 1: Deed of Trust described as:

Date: July 6, 2021
 Grantor: Robert Anthony Herrera
 Trustee: Scott Blount
 Beneficiary: City Bank
 Recording Information: Recorded in/under Instrument #2021034814 of the Official Public Records of Lubbock County, Texas.

DEED OF TRUST # 2: Deed of Trust described as:

Date: December 14, 2022
 Grantor: Robert Anthony Herrera
 Trustee: Scott Blount
 Beneficiary: City Bank
 Recording Information: Recorded in/under Instrument #2022056308 of the Official Public Records of Lubbock County, Texas.

LENDER: City Bank
BORROWER: Robert Anthony Herrera
PROPERTY: LOT FORTY-ONE (41), LOT FORTY-TWO (42) AND LOT FORTY-THREE (43), BLOCK TWO (2), DUPREE ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 18, PAGE 463 OF THE DEED RECORDS OF LUBBOCK COUNTY, TEXAS.

Trustee: Scott Blount
Trustee's Mailing Address: P. O. Box 5060
Lubbock, Texas 79408

Substitute Trustee: Michael Hicks or M. Andrew Stewart
Substitute Trustee's Mailing Address: 1500 Broadway, Suite 700
Lubbock, Texas 79401

Or

Substitute Trustee: Morris Wilcox
Substitute Trustee's Mailing Address: 5219 City Bank Parkway
Lubbock, Texas 79407

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

April 1, 2025 being the first Tuesday of the month, to commence at 10:00 AM, or within three hours thereafter.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

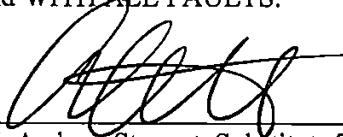
The gazebo on the front lawn at the West side of the Lubbock County Courthouse located at 904 Broadway, Lubbock, Lubbock County, Texas, or at other such location as designated by the County Commissioners of Lubbock County, Texas.

Default has occurred in the payment of the Promissory Notes referenced above and in the performance of the obligations of each Deed of Trust referenced above, which secures the Promissory Notes. Default has also occurred on the Forbearance Agreement between the Lender and Borrower regarding the Notes.

Because of such default, Lender, the owner of the Promissory Notes, and the holder of the Promissory Notes and the Deeds of Trust, has requested that a Substitute Trustee sell the Property in accordance with the terms of each Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, the Substitute Trustee or such other trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deeds

of Trust. Substitute Trustee has not made and will not make any covenants, warranties, or representations concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.




M. Andrew Stewart, Substitute Trustee

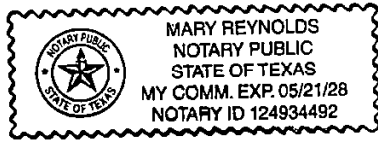
ACKNOWLEDGMENT

STATE OF TEXAS)
)
COUNTY OF LUBBOCK)

This instrument was acknowledged before me on February 28, 2025, by M. Andrew Stewart, Substitute Trustee.



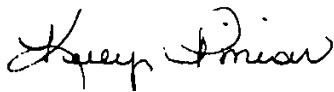
Notary Public, State of Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS





Kelly Pinion, County Clerk
Lubbock County, TEXAS
02/28/2025 11:22 AM
FEE: \$2.00
2025007321