

STATE OF TEXAS §
 COUNTY OF LUBBOCK §

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **DATE OF SALE:** The sale is scheduled to be held on Tuesday, the 1st day of April, 2025.
2. **TIME OF SALE:** The earliest time at which the sale shall occur is 10:00 a.m. The sale shall begin at that time or not later than 1:00 p.m.
3. **PLACE OF SALE:** The sale shall take place at the area at the on the courthouse steps at the West entrance of the Lubbock County Courthouse 904 Broadway, Lubbock County Texas.
4. **PROPERTY TO BE SOLD:** The property to be sold is described as follows:


The East Forty Feet (E 40') of lot Six (6), Block Four (4), Sun Lawn Addition to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat, and/or Dedication Deed thereof, recorded in/under Volume 431, Page 208, of the Deed Records of Lubbock County, Texas, more commonly known as 3310 E. Broadway Street, Lubbock, Texas.
5. **DEED OF TRUST:** Information regarding the Deed of Trust that is the subject of this sales is as follows:

DATE: October 1, 2019
GRANTOR: PROVIDENT TRUST GROUP, LLC FBO: NELSON MOLINAREZ ROTH IRA
BENEFICIARY: ABWD PROPERTIES, LLC
TRUSTEE: EMILY LINER
RECORDING INFORMATION: County Clerk File Number 2019041611 Official Public Records, Lubbock County, Texas.
6. **NOTE SECURED BY DEED OF TRUST:** Information regarding the Note secured by the Deed of Trust that is subject of this sale is as follows: Balloon Note dated September 20, 2019, in the original Principal Amount of NINETY THOUSAND AND NO/100 DOLLARS (\$90,000.00) executed by CARLOS ZUBIA and KARINA ZUBIA, payable to CARL MORTENSEN.
7. **SUBSTITUTE TRUSTEE:** ROBERT N. NEBB or MICHAEL CARPER or HILARY HALE or CHRISTIE SAVAGE have been appointed as Substitute Trustees under the Deed of Trust by Appointment of Substitute Trustee dated February 10, 2025, and filed under County Clerk File Number 2025005362 of the Official Public Records, Lubbock County, Texas.
7. **TERM OF SALE:** The sale will be conducted as a public auction to the highest bidder for cash, subject to the right of the beneficiary thereunder to have its bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. This sale will be made "AS IS" and will be made subject to any title matters set forth in the Deed of Trust. Prospective bidders are reminded that by law the sale will 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

8. **DEFAULT AND REQUEST TO ACT:** Default has occurred under the terms of the Note and Deed of Trust. The indebtedness represented by the Note is now wholly due and payable. The owner and holder of the indebtedness has requested that the undersigned, as the current Trustee under the Deed of Trust, sell the Property, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

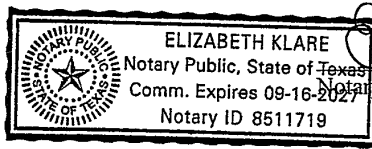
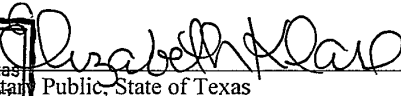
EXECUTED this 4th day of March, 2025.



ROBERT N. NEBB, Substitute Trustee

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Acknowledged before me, the undersigned notary on this 4th day of March , 2025, by ROBERT N. NEBB, Substitute Trustee.

Notary Public, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
03/04/2025 09:22 AM
FEE: \$2.00
2025007694

