



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: November 7, 2024

PROMISSORY NOTE: Promissory Note described as:

Date: March 8, 2022
 Maker: Lubbock Square MFMVP, LLC
 Original Payee: Bluebird Credit EM LLC
 Principal Amount: \$8,725,000.00

DEED OF TRUST: Deed of Trust and Security Agreement described as:

Date: March 8, 2022
 Grantor: Lubbock Square MFMVP, LLC
 Trustee: John D. Hammond
 Original Beneficiary: Bluebird Credit EM LLC
 Recording Information: Recorded in/under Instrument #2022011711 of the Official Public Records of Lubbock County, Texas.
 Property: See Exhibit "A" attached hereto and incorporated by reference
 Trustee: John D. Hammond
 Trustee's Mailing Address: 5 Riverway, Ste. 300
 Houston, Texas 77056

Substitute Trustee: M. Andrew Stewart, Michael Hicks or Brad Odell

Substitute Trustee's Mailing Address: 1500 Broadway, Suite 700
 Lubbock, Texas 79401

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

December 3, 2024, being the first Tuesday of the month, to commence at 10:00 AM, or within three hours thereafter.

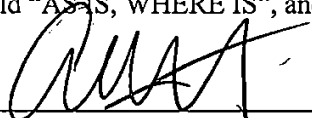
PLACE OF TRUSTEE'S SALE OF PROPERTY:

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.

EFM Transfer Agent LLC, a Delaware limited liability company is the successor in interest to Bluebird Credit EM LLC as a result of an Assignment of Security Instrument recorded at Clerk's File No. 2022025988 in the Official Public Records of Lubbock County, Texas. As such, EFM Transfer Agent LLC is the owner and holder of the Promissory Note and Deed of Trust and the party entitled to enforce the rights of the "Lender" and "Beneficiary" thereunder.

Default has occurred in the payment of the Promissory Note, as modified from time to time (the "Note"), and in the performance of the obligations of the Deed of Trust, which secures the Note. Because of such default, EFM Transfer Agent LLC, the owner of the Note, and the holder of the Note and the Deed of Trust, has requested the Substitute Trustee to sell the Property in accordance with the terms of the 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 EFM Transfer Agent LLC 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 Deed 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.

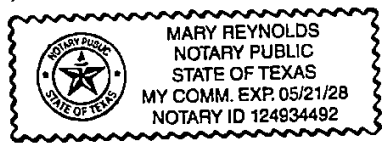


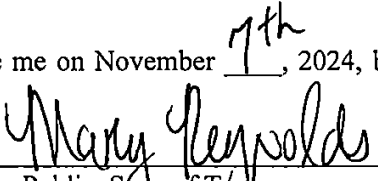
M. Andrew Stewart, Substitute Trustee

ACKNOWLEDGMENT

STATE OF TEXAS)
)
COUNTY OF LUBBOCK)

This instrument was acknowledged before me on November 7th, 2024, by M. Andrew Stewart, Substitute Trustee.





Notary Public, State of Texas

EXHIBIT A

TRACT 1:

Lots One Hundred Sixteen (116) through One Hundred Thirty Seven (137), both inclusive, and the East Half of Lot One Hundred Thirty Eight (E/2 138), Gordon Heights Addition to the City of Lubbock, Lubbock County, Texas, according to the map, plat and/or dedication deed thereof, recorded in Volume 1327, Page 594, Deed Records, Lubbock County, Texas.

TRACT 2:

Tract "D", Gordon Heights Addition to the City of Lubbock, Lubbock County, Texas, according to the map, plat and/or dedication deed thereof, recorded in Volume 1327, Page 594, Deed Records, Lubbock County, Texas.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
11/07/2024 03:37 PM
FEE: \$2.00
2024044287