



NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

Date: September 12, 2024

Deed of Trust with Security Agreement, Assignment of Rents, and Leases and Financing Statements ("Deed of Trust"):

Dated: December 23, 2020

Grantor: West Real Estate, LLC

Original Trustee: Jim Hammel, Zurich American Insurance Company

Original Beneficiary (Named in the Deed of Trust): Zurich American Insurance Company

Recorded in: Document Number 2021000351 in the Official Public Records of Lubbock County, Texas

Secures: Performance of all obligations of Indemnitors under the Indemnity Agreements; Payment of all other indebtedness, of whatever kind or character, now owing or that may hereafter become owing by any Indemnitor to Beneficiary.

Property: Those certain real properties located in Lubbock County, being three tracts more particularly described as follows:

TRACT I:

A tract of land out of Section Two (2), Stilson & Case Survey, Lubbock County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron pipe found in East-West County Road for the Northwest and beginning corner of this tract, whence a 3/4" iron pipe found for the Northwest corner of said Section 2, Stilson & Case Survey bears West a distance of 2697.05 feet (Deed 2697.36');

THENCE East along said County Road, a distance of 515.00 feet to a bridge nail set for the Northeast corner of this tract;

THENCE S 00°31'52" E, at 20.00 feet pass a 1/2" iron rod and cap set in the occupied South line of said County Road, continuing for a total distance of 890.00 feet to a 1/2" iron rod with cap set for the Southeast corner of this tract;

THENCE West a distance of 515.00 feet to a V2" iron rod and cap set for the Southwest corner of this tract, from whence a IA" iron pipe found for the Northwest corner of the South 40 acres of the East 100 acres of said Section 2, Stilson & Case Survey, bears S 00°31'52" E, a distance of 1270.52 feet (Deed 1272.22');

THENCE N 00°31'52" W, at a distance of 870.00 feet pass a 'A" iron rod found in the occupied South line of said County Road, continuing for a total distance of 890.00 feet to the PLACE OF BEGINNING.

TRACT 2:

FIELD NOTES on a tract of land out of the tract described in Volume 10408, Page 77, Lubbock County Official Public Records, (LCOPR), and out of Section 2, Stilson and Case Survey, Lubbock County, Texas, being further described by metes and bounds as follows:

BEGINNING at a found nail having Texas North Central Zone Coordinates of North: 7244292.16, East 993220.79 at the Northeast corner of the tract described in County Clerk File #2007-33313, LCOPR, in County Road 7200 and in the North line of Section 2 for the Northwest corner of this tract from which the Northwest corner of Section 2 by calls bears West, 3212,05 feet;

THENCE S 88°21'14" E (Texas North Central Zone Bearing Basis), with the North line of Section 2 and County Road 7200, 253.18 feet to a point in County Road 7200 for the Northeast corner of this tract;

THENCE S 23°27'22" W, at 21.64 feet pass a set 1/2" rod with orange cap marked RPLS 4460, in all 362.22 feet to a set 1/2" rod with orange cap marked RPLS 4460 for a corner of this tract;

THENCE S 1711'49" W, 208.96 feet to a set 1/2" rod with orange cap marked RPLS 4460 for a corner of this tract;

THENCE S 10°25'46" W, 356.52 feet to a found 1/2" iron rod for the most Southerly corner of this tract;

THENCE N 01°07'18" E (called N 00°31'52" W), with the East line of the tract described in County Clerk File #2007-33313, LCOPR, at 869.96 feet (called 870.0 feet) pass a found rod with yellow cap, in all 889.97 feet (Called 890.0 feet) to the PLACE OF BEGINNING.

TRACT 3:

FIELD NOTES on a tract of land out of the tract described in Volume 10408, Page 77, Lubbock County Official Public Records, (LCOPR), and out of Section 2, Stilson and Case Survey, Lubbock County, Texas, being further described by metes and bounds as follows:

BEGINNING at a set 1/2" rod with orange cap marked RPLS 4460 having Texas North Central Zone Coordinates of North: 7243417.34, East 992688.72 for the Southwest corner of the tract described in County Clerk File #2007-33313, (LCOPR), and for the Northwest corner of this tract from whence the Northwest corner of Section 2 by calls bears N 00°31'52" W, 890.0 feet and West, 2697.05 feet;

THENCE S 88°21'26" E (Texas North Central Zone Bearing Basis)(Called East), with the South line of the tract described in County Clerk File #2007.33313, 515.0 feet to a found 1/2" iron rod for the Northeast corner of this tract;

THENCE S 14°16'20" W, 923.16 feet to a set 1/2" rod with orange cap marked RPLS 4460, for a corner of this tract;

THENCE S 19°37'W, 193.75 feet to a set 1/2" rod with orange cap marked RPLS 4460 for a corner of this tract;

THENCE S 34°56'56" W, 219.91 feet to a set 1/2" rod with orange cap marked RPLS 4460 in the North line of the tract described in Volume 4361, Page 295, Lubbock County Real Property Records, (LCRPR) for the Southeast corner of this tract;

THENCE N 89°01'29" W, with the North line of the tract described in Volume 4361, Page 295, LCRPR, 120.99 feet to a found iron pipe for the Southwest corner of this tract;

THENCE N 01°07'11" E, with the East line of the tract described in Volume 1881, Page 177, Lubbock County Deed Records and the West line of the tract described in Volume 10408, Page 77, LCOPR, 1270.38 feet to the PLACE OF BEGINNING.

SUBSTITUTION OF TRUSTEE:

Name of Document: Appointment of Substitute Trustee

Date: September 12, 2024

Name of Substitute Trustees: Otto W. Gallaher and Ryan B. DeLaune

Address of Substitute Trustee: 2301 Broadway, San Antonio, Texas 78215 and 901 Main Street, Suite 6000, Dallas, Texas 75034 respectively.

Foreclosure Sale:

Date: November 5, 2024

Time: The sale will be conducted between 10:00 AM and 1:00 PM.

Place: The foreclosure sale will be conducted at a public venue in the area designated by the Lubbock County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the performance of the obligations of the Deed of Trust. Because of that default, the Beneficiary has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the Deed of Trust obligations.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, the Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust, and applicable Texas law.

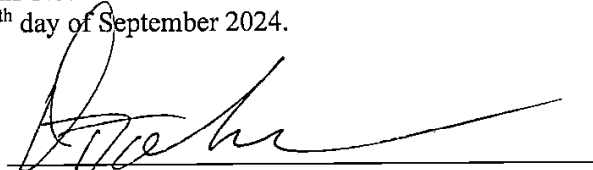
Pursuant to section 51.009 of the Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of the Beneficiary's election to proceed against and sell both the real property and personal property described in the Deed of Trust in accordance with the Beneficiary's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

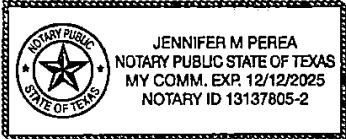
IN WITNESS WHEREOF this Notice of Substitute Trustee's Foreclosure Sale has been executed to be effective on this the 6th day of September 2024.

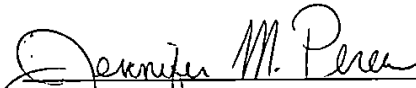


Otto W. Gallaher, Substitute Trustee

STATE OF TEXAS §
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COUNTY OF BEXAR §

The foregoing instrument was acknowledged before me this 12th day of September, 2024,
by Otto W. Gallaher, as Substitute Trustee.

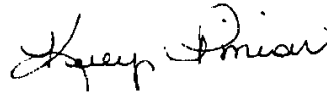




Notary Public, State of Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS





Kelly Pinion, County Clerk
Lubbock County, TEXAS
09/16/2024 09:01 AM
FEE: \$2.00
2024037265