

**NOTICE OF TRUSTEE'S SALE**

**Date:** April 12, 2024

**Deed of Trust:**

**Date:** September 13, 2021  
**Grantor:** PROMISED LAND PROPERTIES, LLC  
**Beneficiary:** WALTER HANEL  
**Trustee:** WALTER HANEL

**County Where Property Is Located:** Lubbock County, Texas

**Trustee's Mailing Address (including County):**

3920 149<sup>th</sup> Street  
Lubbock, Lubbock County, Texas 79423

**Recording Information:** Deed of Trust recorded as Instrument No. 2021047713, in the Official Public Records of Lubbock County, Texas.

**Property:** A Tract of Land out of that 10 acre tract of land described in Volume 1284, Page 847, Deed Records of Lubbock County, Texas, located in the Southeast Quarter of Section 18, Block D-6, Lubbock County, Texas, being further described as follows:

BEGINNING at a 1/2" iron rod with cap set for the Southwest corner of this tract from whence the Southeast corner of Section 18, Block D-6, Bears East 650.00 feet and South 2010.00 feet;

THENCE North, 10.0 feet East of and parallel to the West line of said 10-acre tract of land, a distance of 295.00 feet to a 1/2" iron rod with cap set for the Northwest corner of this tract;

THENCE East, at a distance of 173.00 feet pas a 1/2" iron rod with cap found for the original Northeast corner of the tract of land described in Volume 5710, page 59 and Volume 2659, page 208, Real Property Records, Lubbock Count, Texas, continuing for a total distance of 183.00 feet to a 1/2" iron rod with cap set for the Northeast corner of the tract;

THENCE South, a distance of 295.00 feet to a 1/2" iron rod with cap for the Southeast corner of this tract;

THENCE West, 30.00 feet North of and parallel to the South line of said 10 acre tract of land at 10.00 feet pass a 1/2" iron rod with cap found for the Southeast corner of that tract of land described in Volume 5710, page 59, and Volume 2659, page 208, continuing for a distance of 183.00 feet to the Point of Beginning.

**Note:**

**Date:** September 13, 2021  
**Amount:** \$175,755.00  
**Debtor:** Promised Land Properties, LLC  
**Holder:** Walter Hanel, 3920 149<sup>th</sup> Street, Lubbock, Lubbock County, Texas 79423

**Date of Sale of Property (First Tuesday of the Month):** Tuesday, May 7, 2024

**Earliest Time of Sale of Property (Between 10:00 a.m. and 4:00 p.m.):** 10:00 o'clock, a.m.

**Place of Sale of Property:**

At the place designated by the Lubbock County Commissioner's Court, and if no area is designated, the sale will be held at the main entrance of the Courthouse in Lubbock, Lubbock County, Texas.

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

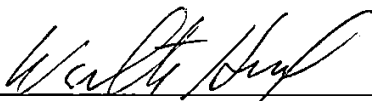
Because of default in performance of the obligations of the deed of trust, the above-named person as Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three (3) hours after that time.

No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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.**

This notice is an attempt to collect a debt, and any information obtained will be used for that purpose.

Executed this 12<sup>th</sup> day of April 2024.

  
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WALTER HANEL, Trustee

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Kelly Pinion*

Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
04/15/2024 03:19 PM  
FEE: \$2.00  
2024015507