



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time and place specified in this notice.

DATE OF SALE: Tuesday, September 7, 2021.

TIME OF SALE: The earliest time at which the sale shall occur is 11:00 a.m. The sale shall begin at that time or not later than three hours after that time.

PLACE OF SALE: At the Lubbock County Courthouse or in the area designated by the Commissioner's Court of Lubbock County, Texas, where foreclosure sales are to take place.

INFORMATION REGARDING THE DEED OF TRUST LIEN THAT IS THE SUBJECT OF THIS SALE:

NAME OF DOCUMENT: Deed of Trust (the "Deed of Trust")

DATE: April 15, 2020

GRANTOR: JPW Properties, LLC

BENEFICIARY: American Momentum Bank

TRUSTEE: Julius C. Dunlap

RECORDING INFORMATION: Document Number 2020014948, Official Public Records of Lubbock County, Texas

PROPERTY DESCRIPTION: Unit 300 Lubbock Live Oak Condominiums, which property is located on TRACT D, Lakeridge Office Park, An Addition to the City of Lubbock, Lubbock County, Texas, as more fully described in Declaration of Condominium Regime, dated May 24, 2012, recorded in Clerks No. 2012020080 of the Official Public Records of Lubbock County, Texas, hereinafter called and referred to as "the Declaration", to which Declaration and all of its terms and provisions reference is here made for all purposes and which Declaration is incorporated herein as though set forth in full. The Unit's fractional or percentage interest in the Condominium Regime is 47.15%.

INDEBTEDNESS SECURED:

NAME OF DOCUMENT: Promissory Note

DATE: April 15, 2020

FACE AMOUNT: \$125,000.00

MAKER: Jason P White, DDS, PA

PAYEE: American Momentum Bank

SUBSTITUTION OF TRUSTEE:

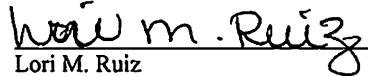
NAME OF DOCUMENT: Appointment of Substitute Trustee

NAME OF SUBSTITUTE TRUSTEE: Lori M. Ruiz and/or Jimmy W. Peacock and/or
Alex Reynolds
3800 East 42nd Street, Suite 500
Odessa, Texas 79762

Default has occurred in the payment of the indebtedness secured by the Deed of Trust and in the performance of the covenants, agreements and conditions set forth in the Deed of Trust. The maturity of the indebtedness secured by the Deed of Trust has been accelerated and such indebtedness is now wholly due and payable.

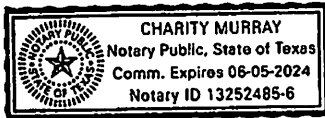
Therefore, at the date, time and place set forth above, the undersigned, as Substitute Trustee, will sell the Property to the highest bidder pursuant to the terms of the Deed of Trust.

IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on this the 16th day of August, 2021.


Lori M. Ruiz
Substitute Trustee

STATE OF TEXAS §
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COUNTY OF ECTOR §

This instrument was acknowledged before me on the 16th day of August, 2021, by Lori M. Ruiz, Substitute Trustee, who acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

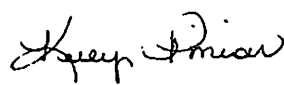



Notary Public

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS




Kelly Pinion, County Clerk
Lubbock County, TEXAS
08/17/2021 10:37 AM
FEE: \$3.00
2021041794