



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: October 1, 2021

Substitute Trustee: W. J. Wade, Jr.
2112 Indiana Ave.
Lubbock, Texas 79410

Lender: TIGRIS XI, LTD., a Texas limited partnership
5307 West Loop 289, Suite 201
Lubbock, Texas 79414

Note:

Date: April 27, 2021

Maker: 11031 JERSEY BLVD, LLC, a California limited liability company

Payee: TIGRIS XI, LTD., a Texas limited partnership

Principal Amount: \$1,121,250.00

Deed of Trust

Date: April 27, 2021

Grantor: 11031 JERSEY BLVD, LLC, a California limited liability company

Beneficiary: TIGRIS XI, LTD., a Texas limited partnership

Recording Information: Deed of Trust dated April 27, 2021, and filed and recorded under Instrument No. 2021020808, in the Official Public Records of Lubbock County, Texas;

Property (including any improvements):

TRACT ONE (FEE ESTATE):

A 1.2142 Acre Tract of Land Situated in Tract "A", South College Addition, a replat of Lots 1 through 11, South College Addition, an Addition to the City of Lubbock, according to the map, plat and/or dedication deed thereof recorded in Volume 2170, Page 161 of the Real Property Records of Lubbock County, Texas. Said 1.2142 Acre Tract being that same certain tract of land conveyed to TX Medical Office LP described in a Special Warranty Deed recording in County Clerk's File Number 2013029741 of the Official Public Records of Lubbock County, Texas. Said 1.2142 Acre Tract being further described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found in the West line of said Tract "A", South College Addition, for the Northwest corner of this Tract, whence an "X" cut on concrete found

at a point of intersection in the West line of said Tract "A" bears N. 01°46'50" W. a distance of 231.39 feet, (previous record call: N. 01° 46' 02" W. 231.36 feet);

THENCE S. 89° 57' 32" E. a distance of 76.82 feet (previous record call: East 76.87 feet) to an "X" cut on concrete found for the most Northerly Northeast corner of this tract;

THENCE S. 00°00'38" W. a distance of 44.45 feet (previous record call: South 44.51 feet) to an "X" cut on concrete found for an Ell corner for this tract;

THENCE S. 89°58'38" E. a distance 235.76 feet (previous record call: East 235.75 feet) to a 1/2" iron rod found for the most Easterly Northeast corner of this tract, whence a 1/2" iron rod found bears South a distance of 0.19 feet and East a distance of 0.11 feet;

THENCE S. 00°01'06" E. a distance of 106.44 feet (previous record call: South 106.50 feet) to a 1/2" iron rod found in the South line of said Tract "A" for the Southeast corner of this tract, whence a "Crow's Foot" found at the Southeast corner of said Tract "A" bears due East a distance of 297.69 feet;

THENCE due West, along the South line of said Tract "A", a distance of 291.71 feet (previous record call: West 291.75 feet) to a 1/2" iron rod with a cap marked "Stevens RPLS 4339" set at a point of curvature for the most Southerly Southwest corner of this tract, whence an "X" cut in concrete found at a point of intersection bears due West a distance of 14.54 feet;

THENCE Northwesterly, along the Southwest corner of said Tract "A" and a curve to the right, an arc length of 23.10 feet, said curve having a radius of 15.00 feet, a delta angle of 88° 13' 10" (previously record call: 88°13'58"), a chord distance of 20.88 feet and a tangent length of 14.54 feet, to a 1/2" iron rod with cap marked "Stevens RPLS 4339" set in the West line of said Tract "A", at a point of tangency for the most Westerly Southwest corner of this tract, whence said "X" found at a point of intersection bears S.01°46'50" E., a distance of 14.54 feet;

THENCE N. 01°46'50" W., along the West line of said Tract "A", a distance of 190.59 feet (previously record call N.01°43'02" W. 190.56 feet) to the Point of Beginning.

TRACT TWO (EASEMENT ESTATE):

Easement for Ingress and Egress as created in Reciprocal Easement Agreement dated July 15, 1985, recorded in Volume 1973, Page 234, Deed Records, Lubbock County, Texas, reference to which instrument is made for a more complete description of the Real Property Covered by said Reciprocal Easement Agreement.

Personal Property Collateral included in this Sale: None.

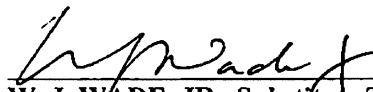
County:	Lubbock County
Date of Sale (first Tuesday of month):	November 2, 2021
Time of Sale:	10:00 a.m.

Place of Sale: The designated area of the County Courthouse or such other area as designated by the Commissioners Court of Lubbock County, Texas. The Lubbock County Courthouse is located at 904 Broadway, Lubbock, Lubbock County, Texas.

Lender has appointed W. J. Wade, Jr. as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

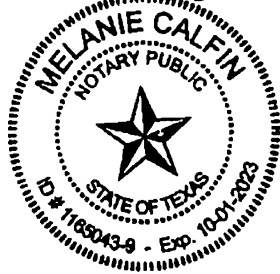
Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

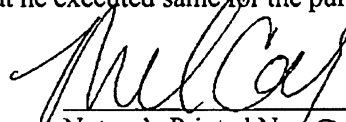
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.


W. J. WADE, JR., Substitute Trustee

THE STATE OF TEXAS
COUNTY OF LUBBOCK

BEFORE ME, the undersigned authority, on this day personally appeared W. J. WADE, JR., Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose therein expressed.




Notary's Printed Name Melanie Calfin
My Commission Expires 10-1-2023

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
10/04/2021 03:17 PM
FEE: \$3.00
2021051157

