

#19

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:** August 16, 2022

**PROMISSORY NOTE:** Promissory Note described as:

Date: July 2, 2021  
Maker: Lauro DeLeon  
Rosa A. Gomez DeLeon  
Payee: David Oates  
Principal Amount: \$26,380.59

**DEED OF TRUST:** Deed of Trust described as:

Date: July 2, 2021  
Grantor: Lauro DeLeon  
Rosa A. Gomez DeLeon  
Trustee: Bennett G. Cook  
Beneficiary: David Oates  
Recording Information: Recorded in/under Instrument #2021-03961 of the Official Public Records of Gaines County, Texas.

**LENDER:** David Oates

Borrower: Lauro DeLeon  
Rosa A. Gomez DeLeon

8/16/22 FILED 12:40 p.m.  
Terri Berry, County Clerk  
Gaines County, Texas  
BY Aissa Rodriguez  
Deputy

Property: Lot #41, Flatland Estates Addition C, a subdivision in the S/2 of Section 24, Block C-43, P.S.L., Gaines County, Texas, as per plat recorded in the Plat #185 Plat Cabinet of Gaines County, Texas, LESS AND EXCEPTED all oil, gas and other minerals, and SUBJECT to all easement and right-of-way of recorded affecting said property.

Trustee: Bennett G. Cook  
Trustee's Mailing Address: P. O. Box 2585  
Lubbock, Texas 79408-2585

Substitute Trustee: Bennett G. Cook or Brad Odell  
Substitute Trustee's Mailing Address: P.O. Box 2585  
Lubbock, Texas 79408

**DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:**

September 6, 2022, 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 West porch of the Gaines County Courthouse leading into the middle landing from the West door or other such location as designated by the County Commissioners of Gaines County, Texas.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures the Promissory Note. Because of such default, Lender, the owner of the Promissory Note, and the holder of the Promissory 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 Lender 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.

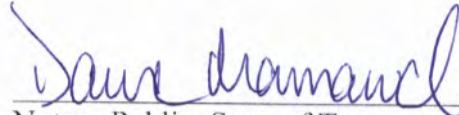


Brad Odell, Substitute Trustee

ACKNOWLEDGMENT

STATE OF TEXAS            )  
  )  
COUNTY OF LUBBOCK    )

This instrument was acknowledged before me on August 16, 2022, by Brad Odell, Substitute Trustee.

  
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Notary Public, State of Texas

