

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY AND OR DRIVERS LICENSE NUMBERS.

After recording please return to Keith Thompson, 11003 Quaker Ave, Lubbock, Texas 79424

NOTICE OF TRUSTEE'S FORECLOSURE SALE

1. *PROPERTY TO BE SOLD.* The property to be sold is described as follows:

The East fifty-five (E/55') of Lot No. Fourteen (14), and the West thirty-five feet (W/35') of Lot No. Fifteen (15), in Block One (1), Lockwood Addition to the Original Town of Tahoka, Lynn County, Texas.

2. *INSTRUMENT TO BE FORECLOSED.* The instrument to be foreclosed is the deed of trust filed February 1, 2021, executed by NASARIO BENAVIDEZ V. and recorded as Instrument No. 2021-0116 in the real property records of Lynn County, Texas.

3. *DATE, TIME, AND PLACE OF SALE.* The sale is scheduled to be held at the following date, time, and place:

DATE: August 5, 2025

TIME: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

PLACE: On the north steps of the Lynn County Courthouse, 1501 S. 1st Street, Tahoka, Texas 79373, provided that the sale may be moved due to inclement weather to the inside of the County Courthouse or such other location as designated by the Commissioner's Court of Lynn County, Texas, where foreclosure sales are to take place.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. *TERMS OF SALE.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all

prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *TYPE OF SALE.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust.

6. *OBLIGATIONS SECURED.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "OBLIGATIONS") including but not limited to (a) the promissory note in the original principal amount of \$95,000.00 with an annual interest rate of 3.75% executed by NASARIO BENAVIDEZ payable to the order of SHELBY M. FOSTER; (b) all renewals and extensions of the note; and (c) payment of current taxes and insurance for the underlying property. SHELBY M. FOSTER is the current owner and holder of the OBLIGATIONS and is the beneficiary under the deed of trust.

As of July 10, 2025, there was owed \$76,342.55 principal and interest, plus \$500.00 in attorney's fees due.

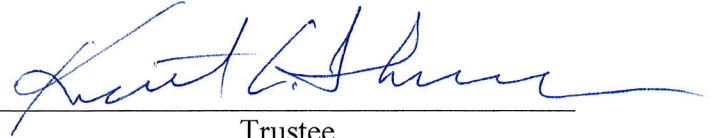
Questions concerning the sale may be directed to the undersigned substitute trustee, at: The Law Office of Keith C. Thompson, P.C., (806) 783-8322

7. *DEFAULT AND REQUEST TO ACT.* Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

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Dated: July 10, 2025.

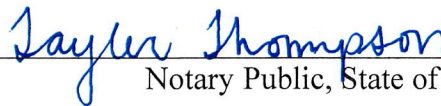
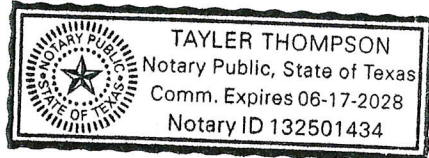


Trustee

Keith C. Thompson
11003 Quaker Ave.
Lubbock, Texas 79424
Tel. 806-783-8322
Fax 806-783-8357

STATE OF TEXAS §
 §
COUNTY OF LUBBOCK §

This instrument was ACKNOWLEDGED before me on July 10, 2025 by KEITH C. THOMPSON, Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



Notary Public, State of Texas

FILED FOR RECORD
KAREN RENDON - COUNTY CLERK
LYNN COUNTY, TEXAS

INST NO:2025-0907

FILED ON: JULY 11, 2025 AT 11:44am
THE INSTRUMENT CONTAINED 4 PAGES AT FILING
Filed by: Karen Rendon County Clerk

THE STATE OF TEXAS
COUNTY OF LYNN



I, Karen Rendon, Clerk County Court in and for said county hereby do certify that the foregoing instrument was filed for record in my office on the 11th day of July 2025 at 11:44 AM and duly recorded on that date, in the Official Public Records of said county.

Instrument # 2025-0907, 4 Pages

A handwritten signature in blue ink that reads "Karen Rendon".

Karen Rendon, County Clerk

DO NOT DESTROY
WARNING-THIS IS PART OF THE OFFICIAL RECORD

Return:
HAND DELIVERED