

2024 0500

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: Lynn County, Texas

Trustee's Mailing Address (including County):

3920 149th Street
Lubbock, Lubbock County, Texas 79423

Recording Information: Deed of Trust recorded as Instrument No. 2021-1571, in the Official Public Records of Lynn County, Texas.

Property: Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Ten (10), and the West One-half of Eleven (W/2 of Lot 11), in Block Fifty-five (55) of the Original Town of O'Donnell, Lynn County, Texas.

Note:

Date: September 13, 2021
Amount: \$99,160.00
Debtor: Promised Land Properties, LLC
Holder: Walter Hanel, 3920 149th 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:

Lynn County Courthouse, 1600 Main Street, Tahoka, Texas 79373 or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

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.

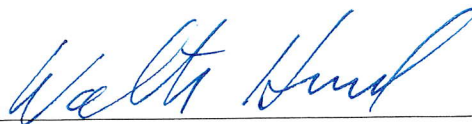
Because of default in performance of the obligations of the deed of trust, the above-named person as Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time 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 12th day of April 2024.



WALTER HANEL, Trustee

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

INST NO:2024-0500

FILED ON: APRIL 15, 2024 AT 2:24pm
THE INSTRUMENT CONTAINED 3 PAGES AT FILING
Filed by: Julia Charo Deputy Clerk

THE STATE OF TEXAS
COUNTY OF LYNN



I, Karen Strickland, Clerk County Court in and for said county hereby do certify that the foregoing instrument was filed for record in my office on the 15th day of April 2024 at 2:24 PM and duly recorded on that date, in the Official Public Records of said county.

Instrument # 2024-0500, 3 Pages

Karen Strickland

Karen Strickland, County Clerk

DO NOT DESTROY

WARNING-THIS IS PART OF THE OFFICIAL RECORD

Return:

HAND DELIVERED