

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: January 23, 2025

1 FILED FOR RECORD

4:00 pm

JAN 27 2025

Carla Chavez
DAWSON COUNTY CLERK

DEED OF TRUST

Date: March 1, 2024
Grantor: Carlos Raul Tijerina, Jr. and Sara Garza
Original Trustee: Branden Hunt
Substitute Trustee: Lindy Pochucha
Original Beneficiary: Increase Capital, LLC
Current Beneficiary: Increase Capital, LLC
County Where Property is Located: Dawson County, Texas
Recorded in: Book 704, Page 422 of the Official Public Records of Dawson County, Texas.

Property: ALL OF LOT TWENTY-ONE (21), BLOCK THREE (3), of the SUNSET ADDITION to the Town of Lamesa, Dawson County, Texas, as per plat recorded in Volume 1, Page 88, Plat Records, Dawson County, Texas.

NOTE SECURED BY DEED OF TRUST

Date: March 1, 2024
Amount: \$46,900.00
Maker: Carlos Raul Tijerina, Jr. and Sara Garza
Payee: Increase Capital, LLC
Holder of Note: Increase Capital, LLC

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 3311 55th Street
Lubbock, TX 79413

DATE OF SALE OF PROPERTY: Tuesday, March 4, 2025, between 1:00 PM and 4:00 PM or not three hours after that time.

PLACE OF SALE OF PROPERTY: The sale will occur at the location designated by the Dawson County Commissioners Court in accordance with Section 51.002 (a) of the Texas Property Code. **The current designated location is the steps of the entrance and foyer of the Dawson County Courthouse.**

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property described in said Deed of Trust 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.

NOTICE TO MEMBERS OF THE ARMED FORCES OF THE UNITED STATES

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.



Lindy Pochucha
Substitute Trustee