

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: January 6, 2025

DEED OF TRUST

Date: January 31, 2020
Grantor: Mark Porter and Brooke Martin
Original Trustee: Riley Hendricks
Substitute Trustee: Lindy Pochucha
Original Beneficiary: Increase Capital, LLC
Current Beneficiary: Increase Capital, LLC
County Where Property is Located: Garza County, Texas
Recorded in: Volume 0372, Page 0960, as Document #200168 of the Official Public Records of Garza County, Texas.

Property: LOT 9, LOT 10, AND LOT 11, BLOCK 33, save and except the North 60 feet of LOT 9 and the North 60 feet of the East 38 feet of LOT 10, BLOCK 33, Garza County, Texas, according to the map, plat, and/or dedication deed thereof recorded in Volume 13, Page 1, Deed Records of Garza County, Texas.

NOTE SECURED BY DEED OF TRUST

Date: January 31, 2020
Amount: \$27,500.00
Maker: Mark Porter and Brooke Martin
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, February 4, 2025, between 10:00 AM 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 Garza County Commissioners Court in accordance with Section 51.002 (a) of the Texas Property Code. **The current designated location is the Garza County Courthouse, 200 W Main Street, Post, Texas 79356.**

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.

FILED FOR RECORD
10th day of January 2025
at 10:19 o'clock A M
TERRI LAURENCE
COUNTY CLERK, GARZA COUNTY TEXAS
By [Signature] Deputy

[Signature]
Lindy Pochucha
Substitute Trustee