


<b>HOCKLEY COUNTY</b> Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	<b>DOCUMENT #:</b> FC-2023-0015 <b>RECORDED DATE:</b> 03/08/2023 12:53:42 PM 
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**OFFICIAL RECORDING COVER PAGE**

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<b>Document Type:</b> NOTICE TRUSTEE SALE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 908538 - 1 Doc(s) <b>Document Page Count:</b> 2 <b>Operator Id:</b> JSalazar
<b>RETURN TO:</b> () SHEEN LAW FIRM PC	<b>SUBMITTED BY:</b> SHEEN LAW FIRM PC

DOCUMENT # : FC-2023-0015  
RECORDED DATE: 03/08/2023 12:53:42 PM

I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Hockley County.



*Jennifer Palermo*

Jennifer Palermo  
Hockley County Clerk

**PLEASE DO NOT DETACH**

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

**NOTE: If document data differs from cover sheet, document data always controls.**

**\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

STATE OF TEXAS

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COUNTY OF HOCKLEY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Property:** Lot Two Hundred Fifty-seven (257), University Heights Addition to the City of Levelland, Hockley County, Texas, as shown by Plat recorded in Cabinet A, Slide 275 of the Plat Records of Hockley County, Texas.  
Street Address: 2112 Mustang Dr. Levelland, Texas 79336

**County:** Hockley County, Texas

**Note:** **Date:** July 14, 2021  
**Original Principal Amount:** ONE HUNDRED SIXTY-TWO THOUSAND, THREE HUNDRED SIXTY NO/100 DOLLARS (\$162,360.00)

**Borrower:** Hugo Ruben Marquez Jr.  
**Original Lender:** Flatland Services, LLC, a Texas limited liability company  
**Current Lender:** WillFull Properties, LLC, a Texas limited liability company.  
**Maturity Date:** July 13, 2051.

**Deed of Trust:** **Date:** July 14, 2021  
**Grantor:** Hugo Ruben Marquez Jr.  
**Original Mortgagee:** Flatland Services, LLC, a Texas limited liability company  
**Current Mortgagee:** WillFull Properties, LLC, a Texas limited liability company.  
**Trustee:** David Fuller  
**Recording Information:** Document No. 202100002596, Real Property Records of Hockley County, Texas

**Date of Sale (first Tuesday of month):** April 4, 2023

**Time of Sale:** The earliest time at which the Sale will begin is 11:00 am and not later than three hours thereafter.

**Place of Sale:** At the North Door of the County Courthouse of Hockley County, Texas, or as otherwise designated by the Hockley County Commissioners Court pursuant to Texas Property Code §51.002(a)

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.

Appointment of Substitute Trustee. WillFull Properties, LLC as Mortgagee and David Fuller as Trustee appointed Carter Bowers, or Tommy D. Sheen, as Substitute Trustee under the Deed of Trust for purposes of this sale. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

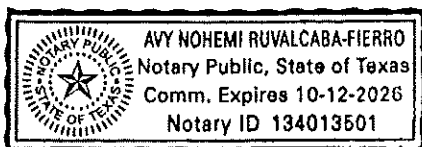
Terms of Sale. Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. If the Lender for any reason postpones, withdraws, or reschedules the sale, the Substitute Trustee need not appear at the date, time, and place of the scheduled sale to announce such 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 and/or Texas Business and Commerce Code. Such reposting or refiled may be after the date originally scheduled for this sale. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

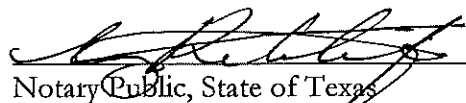
SHEEN LAW FIRM, PC  
12223 Quaker Ave.  
Lubbock, TX 79424  
Telephone: (432)653-2717  
carter@regsfirm.com

By:   
**Carter Bowers**  
Attorney at Law  
Substitute Trustee

STATE OF TEXAS           §  
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COUNTY OF HOCKLEY   §

This instrument was acknowledged before me on the 7<sup>th</sup> day of March 2023, by Carter Bowers.



  
Notary Public, State of Texas