




HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2023-0030 RECORDED DATE: 05/10/2023 10:35:03 AM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference:	Transaction #: 909979 - 2 Doc(s) Document Page Count: 2 Operator Id: PKiser	
RETURN TO: () SHEEN LAW FIRM PC 5050 E UNIVERSITY BLVD SUITE 1 ODESSA, TX 79762	SUBMITTED BY: SHEEN LAW FIRM PC 5050 E UNIVERSITY BLVD SUITE 1 ODESSA, TX 79762	
<p>DOCUMENT # : FC-2023-0030 RECORDED DATE: 05/10/2023 10:35:03 AM</p> <p>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.</p> <div style="display: flex; align-items: center;">  <div>  Jennifer Palermo Hockley County Clerk </div> </div>		

PLEASE DO NOT DETACH

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STATE OF TEXAS §
 §
COUNTY OF HOCKLEY §

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Property: Lots Seven (7) and Eight (8), Block One (1), Howard Addition to the City of Sundown, Hockley County, Texas.
 Street Address: 610 E. Park Street, Sundown, Texas 79372.

County: Hockley County, Texas

Note: **Date:** June 11, 2019
 Original Principal Amount: ONE HUNDRED FORTY-TWO
 THOUSAND, FOUR HUNDRED
 TWENTY-FIVE AND NO/100 DOLLARS
 (\$142,425.00)

Borrowers: Diana Torres Garza and Robert Garza
Lender: WillFull Properties, LLC, a Texas limited liability
 company
Maturity Date: August 1, 2049

Deed of Trust: **Date:** June 11, 2019
 Grantors: Diana Torres Garza and Robert Garza
 Original Mortgagee: WillFull Properties, LLC, a Texas limited liability
 company
 Trustee: David Fuller
 Recording Information: Document No. 1849, Volume 1120, page 503,
 Real Property Records of Hockley County,
 Texas

Date of Sale (first Tuesday of month): June 6, 2023

Time of Sale: 11:00 a.m.

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. David Fuller as Trustee, and WillFull Properties, LLC as Mortgagee have 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.


RICHARDS, ELDER, GIBSON & SHEEN, PLLC
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Lubbock, TX 79424
Telephone: (806) 696-3302
Facsimile: (806) 696-3390
carter@regsfirm.com

By: 
Carter Bowers
Attorney at Law
Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF LUBBOCK §

This instrument was acknowledged before me on the 9th day of May , 2023, by Carter Bowers.




Notary Public, State of Texas