


HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2023-0031 RECORDED DATE: 05/10/2023 10:35:04 AM 
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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

DOCUMENT # : FC-2023-0031
RECORDED DATE: 05/10/2023 10:35:04 AM

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

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*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: Lots Thirty-five (35) and Thirty-six (36), Block Fifteen (15), original town of Smyer, Hockley County, Texas
Street Address: 107 Grant Street, Smyer, Texas, 79367

County: Hockley County, Texas

Note: **Date:** November 1, 2019
Original Principal Amount: NINETY SIX THOUSAND, EIGHT HUNDRED FORTY-FIVE AND NO/DOLLARS (\$96,845.00)
Borrowers: Colby Lawerance Gunn and Britanie De-Anne Mosley
Lender: WillFull Properties, LLC a Texas Limited Liability Company
Maturity Date: December 1, 2049

Deed of Trust: **Date:** November 1, 2019
Grantors: Colby Lawerance Gun & Britanie
Original Mortgagee: WillFull Properties, LLC a Texas Limited Liability Company
Trustee: David Fuller
Recording Information: Document No. 3817, in the 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.

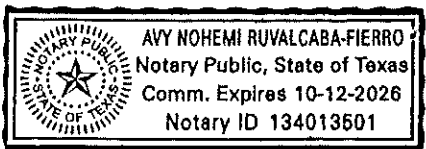
Terms of Sale. Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY 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.

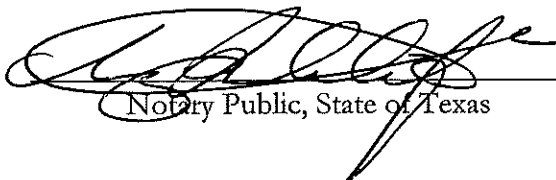
RICHARDS, ELDER, GIBSON & SHEEN, PLLC
12223 Quaker Ave.
Lubbock, TX 79424
Telephone: (806) 696-3302
Facsimile: (806) 696-3390
carter@regsfirm.com

By: 
Carter Bowers
Attorney at Law
Substitute Trustee

STATE OF TEXAS §
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COUNTY OF LUBBOCK §

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




Notary Public, State of Texas