STATE OF TEXAS

8

COUNTY OF LUBBOCK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Property:

LOT 71, 82 AND 83 BLOCK 20 LAKE RANSOM CANYON, AN ADDITION TO THE TOWN OF RANSOM CANYON, LUBBOCK COUNTY, TEXAS ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEROF RECORDED IN VOLUME 4449, PAGE 262 OF THE DEED RECORDS OF

LUBBOCK COUNTY, TEXAS

Street Address: 4 Aztec Lane, Ransom Canyon, Texas, 79366

County:

Lubbock County, Texas

Note:

Date:

April 18, 2024

Original Principal Amount: SIX HUNDRED FORTY-TWO THOUSAND,

EIGHT HUNDRED TEN AND NO/100

DOLLARS (\$642,810.00)

Borrowers:

Faustino R. and Naomi Robles

Original Lender: Current Lender: Flatland Services, LLC, a Texas limited liability company WillFull Properties, LLC, a Texas limited liability

company

Maturity Date:

May 1, 2054

Deed of Trust:

Date:

April 18, 2024

Grantor:
Original Mortgagee:

Faustino R. and Naomi Robles

Current Mortgagee:

Flatland Services, LLC, a Texas limited liability company WillFull Properties LLC, a Texas limited liability

company

Trustee:

David Fuller

Recording Information:

Document No 20240166606 Real Property

Records of Lubbock County, Texas

Date of Sale (first Tuesday of month):

April 1, 2025

Time of Sale:

10:00 am

Place of Sale:

At the County Courthouse of Lubbock County, Texas at the place(s)

designated by the Lubbock 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 a Texas limited liability company as Mortgagee has appointed Carter Bowers, Tommy D. Sheen, and/or D. Daniel Gibson 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 placed 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 refiling 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.

GIBSON & SHEEN, PLLC

13914 Indiana Ave., Suite 100 Lubbock, TX 79423 Telephone: (806) 696-3302 carter@wtxlawyers.com

Carter Bowers

Attorney at Law Substitute Trustee

STATE OF TEXAS 0

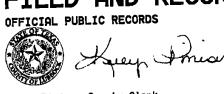
COUNTY OF LUBBOCK

This instrument was acknowledged before me on the 11th day of March, 2025 by Carter Bowers.

MONICA C. ANGEL Notary Public, State of Texas Comm. Expires 06-04-2028 Notary ID 134931172

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FILED AND RECORDED



Kelly Pinion, County Clerk Lubbock County, TEXAS 03/11/2025 12:58 PM FEE: \$2.00 2025008841

