

STATE OF TEXAS

COUNTY OF LUBBOCK

Property: See Exhibit "A"
Street Address: 6110 36th Street, Lubbock, TX 79407

County: Lubbock County, Texas

Note: **Date:** January 23, 2020
Original Principal Amount: NINETY-FOUR THOUSAND, NINE HUNDRED FIFTY AND NO/100 DOLLARS (\$94,950.00)

Borrowers: Sylvia Braxton
Lender: WillFull Properties, LLC, a Texas limited liability company
Maturity Date: February 1, 2050

Deed of Trust:	Date:	January 23, 2020
	Grantor:	Sylvia Braxton
	Mortgagee:	WillFull Properties LLC, a Texas limited liability company
	Trustee:	David Fuller
	Recording Information:	Document No 2020003475, Real Property Records of Lubbock County, Texas

Date of Sale (first Tuesday of month): July 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, D. Daniel Gibson, and/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.

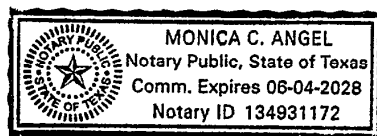
Terms of Sale. Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY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

By: 
Carter Bowers
Attorney at Law
Substitute Trustee

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COUNTY OF LUBBOCK §

This instrument was acknowledged before me on the 10th day of June, 2025 by Carter Bowers.



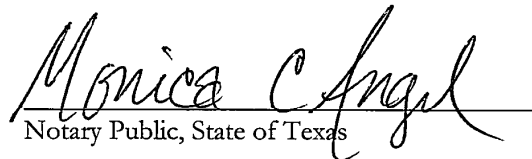

Notary Public, State of Texas

Exhibit "A"

Tract I: LOT C-4-1, a replat of Tracts C-3 and C-4, PARK LORRAINE, an Addition to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat and/or Dedication Deed thereof recorded in Volume 1950, Page 852, Deed Records of Lubbock County, Texas.

Tract II: The Most Northerly 12.5 feet of the West 36.92 feet of LOT C-4-15, a Replat of Tracts C-3 and C-4, PARK LORRAINE, an Addition to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat and/or Dedication Deed thereof recorded in Volume 1950, Page 852 of the Deed Records of Lubbock County, Texas being further described as follows:

BEGINNING at an "x" cut in concrete found at the Southeast corner of LOT C-4-1, PARK LORRAINE, an Addition to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat and/or Dedication Deed thereof recorded in Volume 1950, Page 852, Deed Records of Lubbock County, Texas, for the Northeast corner of this tract;

THENCE South a distance of 12.50 feet to a point for the Southeast corner of this tract;

THENCE West a distance of 36.92 feet to a point for the Southwest corner of this tract;

THENCE North a distance of 12.50 feet to a 1/2" iron rod found at the Southwest corner of said LOT C-4-1 and the Northwest corner of this tract;

THENCE East, along the Southern boundary of said LOT C-4-1, a distance of 36.92 feet to the Point of Beginning.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
06/10/2025 02:19 PM
FEE: \$2.00
2025022580