

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on December 13, 2024 (modified on January 8, 2025), SANDRA F. NIXON, EXECUTRIX OF THE ESTATES OF FRED A. NIXON AND EILEEN NIXON, DECEASED, SANDRA F. NIXON, TRUSTEE OF THE FRED A. NIXON TRUST, AND SANDRA F. NIXON, Individually, as Grantor(s), executed a Deed of Trust conveying to JAMES ALLEN COX, as Trustee, the Real Estate hereinafter described, to HAL W. MAXWELL II in payment of a debt therein described. The Deed of Trust was filed in the real property records of LUBBOCK COUNTY, TX. on April 4, 2025 and is recorded under Clerk's File/Instrument Number 2025015573, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on, Tuesday, November 4, 2025 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Trustee will sell said Real Estate at the County Courthouse in LUBBOCK COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.


Said Real Estate is described as follows: In the County of Lubbock, State of Texas:

LOT 15 TERRA ESTATES ADDITION, AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, THE SAME PROPERTY IDENTIFIED IN DOCUMENT NO. 1992014408, BOOK B, Volume 3864, page 111, DEED RECORDS, LUBBOCK COUNTY TEXAS, LOCALLY KNOWN AS 1707 NORWICH AVE. , LUBBOCK, LUBBOCK COUNTY, TEXAS 79416

Property Address: 1707 NORWICH AVE. , LUBBOCK, LUBBOCK COUNTY, TEXAS 79416  
Mortgage/Lender: HAL W. MAXWELL II, 11112 SESAME ST., DALLAS, TEXAS 75238

IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS MY HAND this 21 day of September, 2025.

  
JAMES ALLEN COX  
State Bar No. 04946550  
840 S. Carrier Parkway  
Grand Prairie, Tx. 75051  
Tele. 817.846.7751  
motexaslawyer@sbcglobal.net

ATTORNEYS FOR HAL W. MAXWELL II

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 military service to the sender of this notice immediately.

2025037962 2 PGS POST

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Kelly Pinion*

Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
09/25/2025 10:50 AM  
FEE: \$2.00  
2025037962