

STATE OF TEXAS

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COUNTY OF LUBBOCK

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Property:** Please See Schedule A  
Street Address: 2410 E CR 7110, Lubbock, Texas. 79404

**County:** Lubbock County, Texas

**Note:**

**Date:** November 05, 2018

**Original Principal Amount:** ONE HUNDRED TWENTY TWO THOUSAND, EIGHT HUNDRED FIFTY AND NO/100 DOLLARS (\$122,850.00)

**Borrowers:** Ciera Dawn Starns and Dalus Alldon Starns

**Lender:** WillFull Properties, LLC, a Texas limited liability company

**Maturity Date:** December 01, 2048

**Deed of Trust:**

**Date:** November 05, 2018

**Grantors:** Ciera Dawn Starns and Dalus Alldon Starns

**Mortgagee:** WillFull Properties, LLC, a Texas limited liability company

**Trustee:** David Fuller

**Recording Information:** Document No. 2018042828, Real Property Records of Lubbock County, Texas

**Date of Sale (first Tuesday of month):** April 4, 2023

**Time of Sale:** 10:00 a.m.

**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.

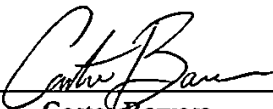
**Appointment of Substitute Trustee.** David Fuller as Trustee and WillFull Properties, LLC as Mortgagee have appointed Carter Bowers or Tommy D. Sheen, as Substitute Trustee under the Deed

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.**

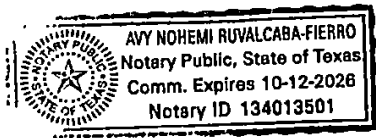
**Terms of Sale.** Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY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

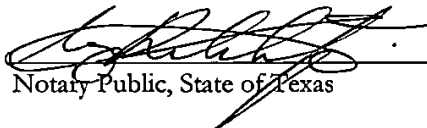
**SHEEN LAW FIRM, PC**  
12223 Quaker Ave.  
Lubbock, TX 79424  
Telephone: (432)653-2717  
carter@regsfirm.com

By:   
**Carter Bowers**  
Attorney at Law  
Substitute Trustee

STATE OF TEXAS       §  
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This instrument was acknowledged before me on the 7<sup>th</sup> day of March, 2023, by Carter Bowers.



  
Notary Public, State of Texas

## Schedule A

### Legal description of land:

**TRACT ONE:** A tract of land out of the Northwest 1/4 of Section 6, Block S, G.C. & S.F. R.R. Co. Survey, Lubbock County, Texas and being more particularly described as follows:

**BEGINNING** at a 3/8" iron rod set for the Northwest and beginning corner of this tract, whence the Northeast corner of the Northwest 1/4 of Section 6, Block S bears North 89°25'40" East, 276.13 feet and North 0°58'00" West, 690.0 feet;

**THENCE** North 89°25'40" East, 98.0 feet to a 3/8" iron rod, set for the Northeast corner of this tract;

**THENCE** South 1°25'17" East, 630.05 feet to a 3/8" iron rod, set for the Southeast corner of this tract;

**THENCE** South 89°25'40" West, 98.0 feet to a 3/8" iron rod, set for the Southwest corner of this tract;

**THENCE** North 1°25'17" West, 630.05 feet to the place of beginning.

**TRACT TWO:** A tract of land out of the Northwest 1/4 of Section 6, Block S, G.C. & S.F. R.R. Co. Survey, Lubbock County, Texas and being more particularly described as follows:

**BEGINNING** at a 3/8" iron rod set for the Northwest and beginning corner of this tract, whence the Northeast corner of the Northwest 1/4 of Section 6, Block S, bears North 89°25'40" East, 178.13 feet and North 0°58'00" West, 690.0 feet;

**THENCE** North 89°25'40" East, 75.0 feet to a 3/8" iron rod, set for the Northeast corner of this tract;

**THENCE** South 1°25'17" East, 630.05 feet to a 3/8" iron rod, set for the Southeast corner of this tract;

**THENCE** South 89°25'40" West, 75.0 feet to a 3/8" iron rod, set for the Southwest corner of this tract;

**THENCE** North 1°25'17" West, 630.05 feet to the place of beginning.

**TRACT THREE:** A tract of land out of the Northwest 1/4 of Section 6, Block S, G.C. & S.F. R.R. Co. Survey, Lubbock County, Texas and being more particularly described as follows:

**BEGINNING** at a 3/8" iron rod set for the Northwest and beginning corner of this tract, whence the Northeast corner of the Northwest 1/4 of Section 6, Block S, bears North 89°25'40" East 103.13 feet and North 0°58'00" West, 690.0 feet;

**THENCE** North 89°25'40" East, at 63.13 feet pass a 3/8" iron rod, set in the West line of a road easement, continuing for a total distance of 103.13 feet to a found 1/2" square tube, for the Northeast corner of a 14.58 acre tract, and the Northeast corner of this tract;

**THENCE** South 0°58'00" East, along the East line of a 14.58 acre tract, 630.0 feet to a 1/2" square tube found, for the Southeast corner of this tract, and the Southeast corner of a 14.58 acre tract;

**THENCE** South 89°25'40" West, 40.0 feet pass a 3/8" iron rod set in the West line of a road easement, continuing for a total distance of 98.13 feet to a 3/8" iron rod, set for the Southwest corner of this tract;

**THENCE** North 1°25'17" West, 630.05 feet to the place of beginning.

**NOTE:** The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes.

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Kelly Pinion*

Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
03/09/2023 02:03 PM  
FEE: \$3.00  
2023008532