



STATE OF TEXAS           §  
   §  
 COUNTY OF LUBBOCK     §

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Property:**     LOT TWENTY FOUR (24), BLOCK ONE (1), SUNRISE ADDITION, AN ADDITION TO THE CITY OF LUBBOCK COUNTY, TEXAS AND BEING A SUBDIVISION OF TRACT 10 AND 11 AND THE NORTH HALF (N/2) OF 35 OF SUBURBAN HOMES, A SUBDIVISION OF A PART OF SECTION 8, BLOCK B, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THERE OF RECORDED IN/UNDER VOLUME 445, PAGE 545 OF THE DEED RECORDS OF LUBBOCK COUNTY, TEXAS  
**Street Address:** 410 45<sup>th</sup> St Lubbock, TX

**County:**       Lubbock County, Texas

**Note:**                 **Date:**                     March 29, 2021  
                              **Original Principal Amount:** SIXTY THOUSAND, SIX HUNDRED EIGHTY-FIVE AND NO/100 DOLLARS (\$60,685.00)

**Borrowers:**           Suzette Hernandez  
**Original Lender:**     Flatland Services, LLC, a Texas limited liability Company  
**Current Lender:**     Will Full Properties, LLC, a Texas limited liability company  
**Maturity Date:**       March 29, 2051

**Deed of Trust:**       **Date:**                     March 29, 2021  
                              **Grantor:**                Suzette Hernandez  
                              **Original Mortgagee:** Flatland Services, LLC, a Texas limited liability Company  
                              **Current Mortgagee:** Will Full Properties LLC, a Texas limited liability Company  
                              **Trustee:**                 David Fuller  
                              **Recording Information:** Document Number 2021015823 Real Property Records of Lubbock County, Texas

**Date of Sale (first Tuesday of month):**     December 3, 2024

**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

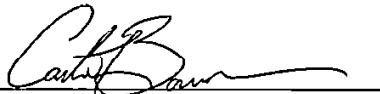
SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Appointment of Substitute Trustee Will Full Properties, LLC a Texas limited liability company as Mortgagee has appointed Carter Bowers 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.**

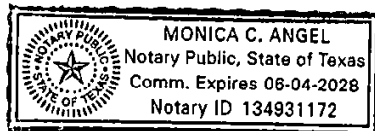
Terms of Sale. Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY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

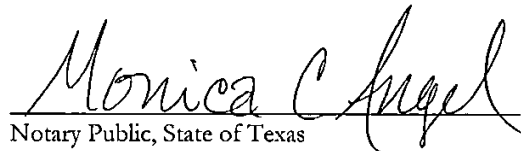
**GIBSON & SHEEN, PLLC**  
13914 Indiana Ave., Suite 100  
Lubbock, TX 79423  
Telephone: (806) 696-3302  
carter@wtxlawyers.com

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

STATE OF TEXAS       §  
                                      §  
COUNTY OF LUBBOCK §

This instrument was acknowledged before me on the 11th day of November, 2024 by Carter Bowers.



  
Notary Public, State of Texas

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Kelly Pinion*

Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
11/12/2024 12:41 PM  
FEE: \$2.00  
2024044822

