


HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2023-0066 RECORDED DATE: 11/13/2023 03:10:58 PM 
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Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference:	Transaction #: 913341 - 1 Doc(s) Document Page Count: 3 Operator Id: PKiser
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RETURN TO: () CARTER BOWERS 12223 QUAKER AVENUE LUBBOCK, TX 79424	SUBMITTED BY: CARTER BOWERS 12223 QUAKER AVENUE LUBBOCK, TX 79424
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I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Hockley County.



Jennifer Palermo

Jennifer Palermo
Hockley County Clerk

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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STATE OF TEXAS

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COUNTY OF HOCKLEY

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Property: See Exhibit "A" attached.
Street Address: 3280 Quail Rd, Lubbock, TX 79407

County: Hockley County, Texas

Note: **Date:** July 14, 2020
Original Principal Amount: ONE HUNDRED NINETY-SIX THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$196,200.00)
Borrowers: Nitosha Nicole Webb
Lender: WillFull Properties, LLC, a Texas limited liability company
Maturity Date: August 1, 2050

Deed of Trust: **Date:** July 14, 2020
Grantor: Nitosha Nicole Webb
Original Mortgagee: WillFull Properties, LLC, a Texas limited liability company
Trustee: David Fuller
Recording Information: Document No. 202000002191 Real Property Records of Hockley County, Texas

Date of Sale (first Tuesday of month): December 5, 2023

Time of Sale: 11:00 a.m.

Place of Sale: At the North Door of the County Courthouse of Hockley County, Texas, or as otherwise designated by the Hockley 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, Tommy D. Sheen, and/or Mitchell "Gus" Williams 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.

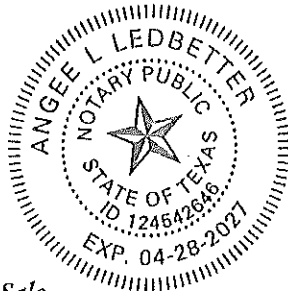
Terms of Sale. Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY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

RICHARDS, ELDER, GIBSON & SHEEN, PLLC
12223 Quaker Ave.
Lubbock, TX 79424
Telephone: (806) 696-3302
Facsimile: (806) 696-3390
carter@regsfirm.com

By: 
Carter Bowers
Attorney at Law
Substitute Trustee

STATE OF TEXAS §
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COUNTY OF HOCKLEY §

This instrument was acknowledged before me on the 13th day of November, 2023 by Carter Bowers.





Notary Public, State of Texas

EXHIBIT "A"
Legal Description – 3280 Quail Rd

A 2.608 acre tract, more or less, being the same tract as the 2.6 acre tract described in Volume 1082 Page 449, Hockley County Deed Records, out of Labor 21, League 3, Jones County School Land, Hockley County, Texas and being further described by metes and bounds as follows:

BEGINNING at the Southeast Corner of this Tract which is called to Bear N 0 Deg 50 Min 45 Sec E, 1219.51 feet from the Southeast corner of Labor 21, and from which a found ½ inch rod with blue cap (Stevens) for the Northwest corner of the 184,932 acre tract described in Volume 1056, Page 689, Hockley County Official Public Records, Bears N 02 Deg 47 Min 02 Sec W (Texas North Central Zone Bearing Basis), 27.46 feet, and also from which a found 3/8 inch iron rod for the Southwest corner of the 184,932 acre tract bears S 02 Deg 47 Min 02 Sec W, 2000.34 feet, said 184,932 tract being the same tract as Tract 7 of the Subdivision of Surveys 2, 3, and 8, Block D, Hockley and Lubbock Counties, Texas, according to the Map, Plat and/or Dedication Deed thereof prepared by Sylvan Sanders and record in Volume 86, Page 273, Hockley County Deed Records;

THENCE N 87 Deg 09 Min 30 Sec W, a 26.4 feet pass a found 3/8 inch iron rod in the occupied right of way line of Quail road, a graded County Road, in all, 383.68 feet to a found 3/8 inch iron rod for the Southwest Corner of this tract;

THENCE N 03 Deg 38 Min 14 Sec E, 297.93 feet to a found 3/8 inch iron rod for the Northwest Corner of this tract;

THENCE S 87 Deg 08 Min 44 Sec E, at 353.02 feet pass a found 3/8 inch iron rod in the occupied right of way of Quail road, in all 379.25 feet to the Northeast corner of this tract;

THENCE S 02 Deg 47 Min 02 Sec E, with Quail Road and the east line of Labor 21, a distance of 297.82 feet to the PLACE OF BEGINNING and containing 2.60 acres, more or less, including any right of way.

And more commonly known as 3280 Quail Road, Lubbock, Texas 79407