

#23

STATE OF TEXAS §  
COUNTY OF GAINES §

— FILED —  
6-15-26 2:40 P m  
Terri Berry, County Clerk  
Gaines County, Texas  
BY [Signature]  
Deputy

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Property:** See Exhibit "A"  
**Street Address:** 193 County Road 108, Seminole, Texas 79360

**County:** Gaines County, Texas

**Note:** **Date:** March 20, 2024  
**Original Principal Amount:** FIVE HUNDRED EIGHTY-TWO THOUSAND, TWO HUNDRED THIRTY AND NO/100 DOLLARS (\$582,230.00)  
**Borrowers:** Jose Carlos Rodriguez Arzate and Celina Rodriguez  
**Original Lender:** Flatland Services, LLC, a Texas limited liability company  
**Current Lender:** WillFull Properties, LLC, a Texas limited liability company  
**Maturity Date:** March 19, 2054

**Deed of Trust:** **Date:** March 20, 2024  
**Grantor:** Jose Carlos Rodriguez Arzate and Celina Rodriguez  
**Original Mortgagee:** Flatland Services, LLC, a Texas limited liability company  
**Current Mortgagee:** WillFull Properties LLC, a Texas limited liability company  
**Trustee:** David Fuller  
**Recording Information:** Document No 2024-01324, Real Property Records of Gaines County, Texas

**Date of Sale (first Tuesday of month):** July 7, 2026

**Time of Sale:** 1:00 p.m., and not later than three hours after that time

**Place of Sale:** At the County Courthouse of Gaines County, Texas, at the area between the west edge of the Courthouse's west porch and middle landing of inside stairs leading into the Courthouse from the west door, and/or otherwise at the place(s) designated by the Gaines 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 as Mortgagee has appointed Carter Bowers, Rhiann Travis, Courtney Stephens, D. Daniel Gibson, and/or Tommy D. Sheen as Substitute Trustee(s) under the Deed of Trust for purposes of this sale. Mortgagee has instructed Substitute Trustee(s) 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.**

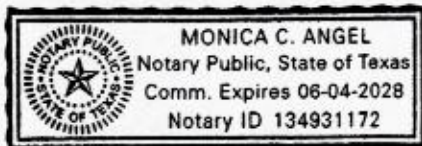
**Terms of Sale.** Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY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

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

STATE OF TEXAS       §  
                                      §  
COUNTY OF LUBBOCK §

This instrument was acknowledged before me on the 15th day of June, 2026 by Carter Bowers.



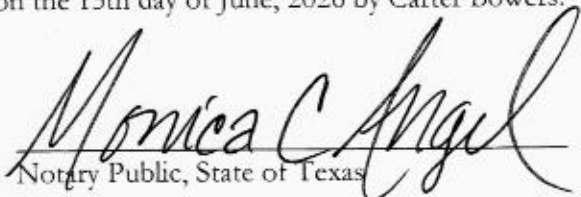
  
Notary Public, State of Texas

EXHIBIT "A"

An 8.16 acre tract of land, more or less, located in the Southeast corner of Section 166, Block G, W. T. Ry. Co. Survey, Gaines County, Texas, and is more particularly described as follows:

BEGINNING at a ½" iron rod found in the intersection of Paved County Road 108 with Paved County Road 103, at the Southeast corner of said Section 166, and for the Southeast corner of this tract;

THENCE N.87°49'19"W., along said Paved County Road 108 and along the South line of said Section 166, a distance of 515.00 feet to the Southwest corner of this tract (all bearings are compared to the Texas Coordinate System of 1983, North Central Zone, All distances are true at an averaged surface elevation);

THENCE N.2°11'06"E., at 50.00 pass a found ½" iron rod with cap marked "NEWTON SURVEYING", in all 690.00 feet to a ½" iron rod with cap marked "NEWTON SURVEYING" found for the Northwest corner of this tract;

THENCE S.87°49'19"E., at 485.00 feet pass a found ½" iron rod with cap marked "NEWTON SURVEYING", in all 515.00 feet to the East line of said Section 166, for the Northeast corner of this tract;

THENCE S.2°11'06"W., along said Paved County Road 103, a distance of 690.00 feet to the place of BEGINNING; SAVE AND EXCEPT all oil, gas and other minerals.