

STATE OF TEXAS

COUNTY OF LYNN

2025 - 1450

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Property: A tract of land 230 Feet by 194 Feet out of the SE/4 of Section 501, Block 1, E.L. & 4.4.4. Co. Survey, Lynn County, Texas being fully described by metes and bounds in that certain Warranty Deed dated September 15, 2004, from Lee E. Holden, et ux, to Elmer Gunnels, et ux, which is recorded in Volume 358, page 245, of the Official Public Records of Lynn County, Texas.

Street Address: 1595 US HWY 87, Tahoka, TX 79373

County: Lubbock County, Texas

Note: **Date:** September 7, 2017
Original Principal Amount: EIGHTY SIX THOUSAND, THREE HUNDRED SIXTY AND NO/100 DOLLARS (\$86,360.00)

Borrowers: John Michael Beland
Original Lender: Texas Mortgage Capital Corporation, a Texas corporation
Current Lender: defuller, LLC, a Texas limited liability company
Maturity Date: September 7, 2047

Deed of Trust: **Date:** September 7, 2017
Grantor: John Michael Beland
Original Mortgagee: Texas Mortgage Capital Corporation, a Texas corporation
Current Mortgagee: defuller, LLC, a Texas limited liability company
Recording Information: Document No 2017-1262, Real Property Records of Lynn County, Texas

Date of Sale (first Tuesday of month): December 2, 2025

Time of Sale: 11:00 a.m., and not later than three hours after that time

Place of Sale: The steps on the north side of the Courthouse, or as otherwise designated as the official location for real property foreclosure sales by the Lynn 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 defuller, LLC as Mortgagee has appointed Carter Bowers, Rhiann Travis, Courtney Stephens 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@wtslawyers.com

By:



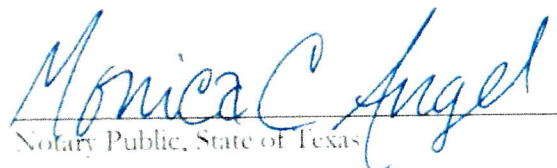
Carter Bowers
Attorney at Law
Substitute Trustee

STATE OF TEXAS

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COUNTY OF LUBBOCK

This instrument was acknowledged before me on the 7th day of November 2025 by Carter Bowers.



Monica C. Angel
Notary Public, State of Texas

FILED FOR RECORD
KAREN RENDON - COUNTY CLERK
LYNN COUNTY, TEXAS

INST NO:2025-1450

FILED ON: NOVEMBER 10, 2025 AT 9:15am
THE INSTRUMENT CONTAINED 3 PAGES AT FILING
Filed by: Karen Rendon County Clerk

THE STATE OF TEXAS
COUNTY OF LYNN



I, Karen Rendon, Clerk County Court in and for said county hereby do certify that the foregoing instrument was filed for record in my office on the 10th day of November 2025 at 9:15 AM and duly recorded on that date, in the Official Public Records of said county.

Instrument # 2025-1450, 3 Pages

A handwritten signature in blue ink that reads "Karen Rendon". The signature is written in a cursive, flowing style.

Karen Rendon, County Clerk

DO NOT DESTROY

WARNING-THIS IS PART OF THE OFFICIAL RECORD

Return:

COURTNEY STEPHENS
GIBSON & SHEEN PLLC - HAND
DELIVERED