

STATE OF TEXAS

COUNTY OF HARRIS

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Property: Lot Nine (9), Block Thirteen (13), of GULF PALMS SEC. 2, a subdivision in Harris County, Texas; according to the map or plat thereof, recorded in Volume 46, Page 47, of the Map Records of Harris County, Texas
Street Address: 12234 Dumas St., Houston, TX 77034

County: Harris County, Texas

Note: **Date:** July 24, 2025
Original Principal Amount: TWO HUNDRED TWENTY-NINE THOUSAND, FIVE HUNDRED AND NO/100 DOLLARS (\$229,500.00)

Borrowers: Nestor Alejandro Rubio Palacios
Original Lender: WoTo Assets I LLC, a Texas limited liability company
Current Lender: WillFull Properties, LLC, a Texas limited liability company
Maturity Date: August 1, 2055

Deed of Trust: **Date:** July 22, 2025
Grantor: Nestor Alejandro Rubio Palacios and Stefany Guadalupe Alamillo Lopez
Original Mortgagee: WoTo Assets I LLC, a Texas limited liability company
Current Mortgagee: WillFull Properties LLC, a Texas limited liability company
Trustee: Jonathan Towell
Recording Information: Document No RP-2025-289747 Real Property Records of Harris County, Texas

Date of Sale (first Tuesday of month): November 3, 2026

Time of Sale: 10:00 am – 1:00 pm

Place of Sale: The Bayou City Event Center, **Magnolia South Ballroom**, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE 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 a Texas limited liability company as Mortgagee has appointed Carter Bowers, Patricia Poston, Chris Poston, Amar Sood, Sandy Dasigenis, Jeff Leva or Steve Leva 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.

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