
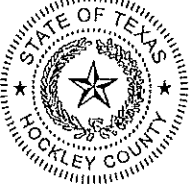



<b>HOCKLEY COUNTY</b> Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	<b>DOCUMENT #:</b> FC-2023-0062 <b>RECORDED DATE:</b> 11/13/2023 09:01:42 AM 	
<b>OFFICIAL RECORDING COVER PAGE</b>		Page 1 of 8
<b>Document Type:</b> NOTICE TRUSTEE SALE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 913305 - 1 Doc(s) <b>Document Page Count:</b> 7 <b>Operator Id:</b> Aperry	
<b>RETURN TO:</b> () BYRD REALTY ESCROW PO BOX 156 FARWELL, TX 79325	<b>SUBMITTED BY:</b> BYRD REALTY ESCROW PO BOX 156 FARWELL, TX 79325	
<p>DOCUMENT # : FC-2023-0062  RECORDED DATE: 11/13/2023 09:01:42 AM</p> <p>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.</p> <div style="display: flex; align-items: center;">  <div>  <p><b>Jennifer Palermo</b>  Hockley County Clerk</p> </div> </div>		

# PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

**NOTE: If document data differs from cover sheet, document data always controls.**  
**\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

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.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

THE STATE OF TEXAS

§

COUNTY OF HOCKLEY

§

§

Date: November 10, 2023

Borrower: HICKORY AID PROPCO LLC, a Delaware limited liability company

Borrower's Address: c/o INTERMEDIATE AID CO., LLC  
330 N. Wabash, Suite 3700  
Chicago, IL 60611

Attention: General Counsel

Holder: Fannie Mae, a corporation duly organized under the Federal National Mortgage Association Charter Act, as amended, 12 U.S.C. Section 1716 et seq. and duly organized and existing under the laws of the United States

Holder's Address: Granite Park VII  
5600 Granite Parkway  
Plano, Texas 75024

Mortgage Servicer: KEYBANK NATIONAL ASSOCIATION, a National Banking Association

Mortgage Servicer's Address: c/o KeyBank Real Estate Capital – Servicing Dept.  
11501 Outlook Street, Suite #300  
Overland Park, Kansas 66211  
Mailcode: KS-01-11-0501

Attn: Servicing Manager  
Gina\_Sullivan@keybank.com

Substitute Trustees: Keith M. Aurzada, Michael C. Cooley, Brian C. Mitchell, Jay L. Krystinik, Clark A. Donat, Bradley J. Purcell, Lindsey L. Robin, Clifford M. Dunman, Ronald Byrd, Daniela Mondragon, Rachael C. Seidl, and each of them acting alone



4801903

Substitute Trustees'

Address:

c/o Reed Smith LLP  
2850 N. Harwood Street, Suite 1500  
Dallas, Texas 75201  
(469) 680-4200

c/o Agency Sales and Posting, LLC  
3220 El Camino Real 2<sup>nd</sup> Floor  
Irvine, CA 92602  
(714) 730-8365

Deed of Trust:

Multifamily Deed of Trust, Assignment of Leases and Rents,  
Security Agreement and Fixture Filing

Date:

as of December 19, 2014

Grantor:

HICKORY AID PROPCO LLC, a Delaware limited liability  
company

Lender:

KEYBANK NATIONAL ASSOCIATION, a National Banking  
Association

Trustee:

Peter Graf, Esquire

Secures:

(1) The loan in the original principal amount of \$334,394,000 evidenced by that certain Multifamily Note dated as of December 19, 2014, executed by Grantor and others and made payable to the order of Lender (as amended, restated, replaced, supplemented, or otherwise modified from time to time, the "Note"), which is currently held by Holder; and (2) the loan in the original principal amount of \$80,236,000 evidenced by that certain Multifamily Note dated as of October 31, 2016, executed by Grantor and others and made payable to the order of Lender (as amended, restated, replaced, supplemented, or otherwise modified from time to time, the "Second Note") which is currently held by Holder (the Note and Second Note are referred to collectively as the "Notes")

Recording:

Recorded December 29, 2014, in the Real Property Records of Hockley County, Texas (the "Records"), as Document Number 00004442, as assigned to Holder pursuant to that certain Assignment of Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of December 19, 2014, recorded December 29, 2014, in the Records, as Document Number 00004443

Property:

All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the real property is also, for the sake of convenience only, described on Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the "Property", for all purposes hereof, means all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale

Date of Sale:

Tuesday, December 5, 2023

Time of Sale:

The sale of the Property will take place between the hours of 1:00 p.m. and 4:00 p.m. local time; the earliest time at which the sale will take place is 1:00 p.m., and the sale will begin within three hours thereafter.

Place of Sale:

The "North" door of the Hockley County Court House, Levelland, Texas, or as otherwise designated by the Hockley County Commissioners Court as the area where foreclosure sales are to take place

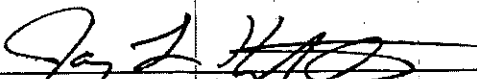
Holder has appointed Keith M. Aurzada, Michael C. Cooley, Brian C. Mitchell, Jay L. Krystinik, Clark A. Donat, Bradley J. Purcell, Lindsey L. Robin, Clifford M. Dunman, Ronald Byrd, Daniela Mondragon, and Rachael C. Seidl, and each of them acting alone, as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust. The indebtedness evidenced by the Notes is now wholly due. Holder has instructed Substitute Trustees, and each of them acting alone, to sell the Property toward the satisfaction of the Notes.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell all the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustees, or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and further subject to any valid leases of the Property, which leases shall not terminate as a result of the sale. **THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE.** Holder may bid by credit against the

indebtedness secured by the Deed of Trust. The Substitute Trustee(s) conducting the Foreclosure Sale may, at their option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 P.M. local time.

IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on this the 10th day of November 2023.

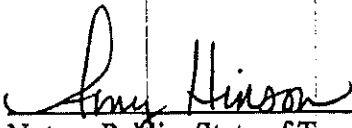
  
Jay L. Krystinik, Substitute Trustee

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on this 10<sup>th</sup> day of November 2023, by Jay L. Krystinik, as Substitute Trustee.



My Commission Expires:  
9/30/2025

  
Notary Public, State of Texas  
Amy Hinson  
Printed Name of Notary

After filing return to:  
Jay L. Krystinik  
Reed Smith LLP  
2850 N. Harwood Street, Suite 1500  
Dallas, Texas 75201

**EXHIBIT A**

**Hickory Place**

Tract 1:

Metes and Bounds Description of all of Tracts "D", "E", "F" and "G", Ridgecrest an Addition to the City of Levelland, Hockley County, Texas, according to the map or plat thereof recorded in Cabinet A, Slides 303 and 304, Plat Records of Hockley County, Texas, being further described as follows:

Beginning at a ½" iron rod found at the Northwest corner of Tract "G", Ridgecrest, in the South line of a 20 foot alley and the East right-of-way line of Alamo Road, a 70 foot wide public street, said iron rod bears S. 00E33°17' W. a distance of 679.20 feet and S. 89E11°42' E, a distance of 30.00 feet from the Northwest corner of Labor 15, League 27, Hood County School of Land, Hockley County, Texas;

Thence S. 89E11°42' E., along the South line of a 20 foot alley, a distance of 295.00 feet to a ½" iron rod found at a point of intersection at the most Northerly Northeast corner of Tract "G", Ridgecrest;

Thence S. 44E19°12' E., continuing along the Southwesterly line of said alley, a distance of 21.26 feet to a ½" iron rod found at a point of intersection at the most Easterly Northeast corner of said Tract "G";

Thence S. 00E33°17' W., along the West line of a 20 foot alley, a distance of 312.46 feet to a 1/2" iron rod found at the Southeast corner of Tract "D", Ridgecrest;

Thence N. 89E26°43' W., along the South line of said Tract "D", a distance of 310.00 feet to a 1/2" iron rod with cap set in the East right-of-way line of Alamo Road for the Southwest corner of said tract;

Thence N. 00E33°17' E., along the East right-of-way line of Alamo Road, a distance of 328.81 feet to the Point of Beginning, and containing 101,609 square feet or 2.333 acres.

**DECLARATION OF POSTING**

Pursuant to 28 U.S.C. § 1746, [printed name] Ronald Byrd declares as follows:

My name is [printed name] Ronald Byrd. I am over the age of 18 years, of sound mind, and capable of making this Declaration.

Attached to this Affidavit as **Exhibit "A"** is a Notice of Substitute Trustee's Sale executed by Jay L. Krystinik, Substitute Trustee (the "Notice of Sale"), pertaining to the sale of certain real and personal property (the "Property") under the power of sale conferred by that certain Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the "Deed of Trust"), which is described in the Notice of Sale.

On November 13, 2023, at approximately [insert time] \_\_\_\_\_ a.m. / p.m., the undersigned filed the Notice of Sale in the office of the county clerk of Hockley County and posted the Notice of Sale at the place designated by the Commissioner's Court of Hockley County, Texas, where foreclosure sales are to take place.

I declare under penalty of perjury that the foregoing is true and correct.

Ronald Byrd

(Printed Name)

EXECUTED on November 13 2023.



4801903

Exhibit "A"

Notices of Substitute Trustee's Sale

[Attached]