

<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-2020-0017 <b>RECORDED DATE:</b> 10/05/2020 10:33:41 AM 	
<b>OFFICIAL RECORDING COVER PAGE</b>		Page 1 of 3
<b>Document Type:</b> NOTICE TRUSTEE SALE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 757292 - 1 Doc(s) <b>Document Page Count:</b> 2 <b>Operator Id:</b> AGarza	
<b>RETURN TO:</b> () CAMIE WADE PO BOX 65150 LUBBOCK, TX 79464	<b>SUBMITTED BY:</b> CAMIE WADE PO BOX 65150 LUBBOCK, TX 79464	
DOCUMENT # : FC-2020-0017 RECORDED DATE: 10/05/2020 10:33:41 AM		
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.		
	 <b>Jennifer Palermo</b> Hockley County Clerk	

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\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.

**NOTICE OF FORECLOSURE SALE**

RE: Deed of Trust

Dated: February 1, 2013

Grantor/Debtor: Robert Bermea and Lori Bermea

Trustee: Camie Wade

Lender: Oscar Osornio and Victoria Osornio

Recorded In: Volume 957, Page 327 of the Official Public Records of Hockley County, Texas

Property Address: 702 Avenue K, Levelland, Texas 79336

Legal Description: All of Lot Number Five (5), and the North ninety-seven feet (N/97') of Lot Number Six (6), Block Number One Hundred Thirty (130) of the Original Town of Levelland, Hockley County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$122,000.00, executed by Grantor/Debtor ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Foreclosure Sale:

Date: Tuesday, November 3, 2020

Time: The sale of the Property will be held between the hours of 1:00 p.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.

Place: The North corner of the Hockley County Courthouse, located at 802 Houston Street, Levelland, Texas 79336

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Oscar and Victoria Osornio's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Oscar and Victoria Osornio, the owners and holders of that note, have requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is

hereby given of Oscar and Victoria Osornio's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Oscar and Victoria Osornio's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust and applicable Texas law.

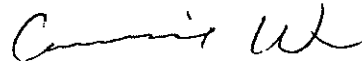
If Oscar and Victoria Osornio pass the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Oscar and Victoria Osornio. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

**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 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.**



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Camie Wade  
Kerby & Wade, P.C.  
4219 85<sup>th</sup> Street (79423)  
P.O. Box 65150  
Lubbock, Texas 79464  
Telephone: (806) 793-7600  
Facsimile: (806) 793-6882