




<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-2021-0005 <b>RECORDED DATE:</b> 08/31/2021 01:07:29 PM 
<b>OFFICIAL RECORDING COVER PAGE</b>	
<b>Document Type:</b> NOTICE TRUSTEE SALE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 778394 - 1 Doc(s) <b>Document Page Count:</b> 2 <b>Operator Id:</b> JPalermo
<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
DOCUMENT # : FC-2021-0005 RECORDED DATE: 08/31/2021 01:07:29 PM	
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

**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.**

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

**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.**

**1. Date, Time, and Place of Sale.**

Date: 10/05/2021

Time: Between 01:00 PM and beginning not earlier than 01:00 PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Hockley County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/24/2015 and recorded in the real property records of Hockley County, TX and is recorded under Clerk's File/Instrument Number, 1033, Page 67, with Nathan Leaks and Ruby Leaks (grantor(s)) and Mortgage Electronic Registration Systems, Inc. as nominee for Nations Lending Corporation mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Nathan Leaks and Ruby Leaks, securing the payment of the indebtedness in the original amount of \$108,285.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Nations Lending Corporation, An Ohio Corporation is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT TEN (10), BLOCK FOUR (4), UNIT II OF WILLS ADDITION TO THE CITY OF LEVELLAND, HOCKLEY COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN CABINET A, SLIDE 214, OF THE HOCKLEY COUNTY PLAT RECORDS.



6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. LoanCare LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Nations Lending Corporation, An Ohio Corporation  
3637 Sentara Way  
Virginia Beach, VA 23452

Ronald Byrd  
SUBSTITUTE TRUSTEE  
Ronald Byrd  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF Texas  
COUNTY OF Parmer

Before me, the undersigned authority, on this day personally appeared Ronald Byrd, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 31 day of August, 2021.



Ginger Trimble  
NOTARY PUBLIC in and for  
Parmer COUNTY  
My commission expires: 7-31-2024  
Print Name of Notary: Ginger Trimble

**CERTIFICATE OF POSTING**

My name is Ronald Byrd, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 8-31-2021 I filed at the office of the Hockley County Clerk and caused to be posted at the Hockley County courthouse this notice of sale.

Ronald Byrd  
Declarants Name: Ronald Byrd  
Date: 8-31-2021