




HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2026-0043 RECORDED DATE: 06/26/2026 11:46:11 AM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 2
Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference:	Transaction #: 961572 - 1 Doc(s) Document Page Count: 1 Operator Id: Dromero	
RETURN TO: () WESTEX LEGAL	SUBMITTED BY: WESTEX LEGAL	
<p>DOCUMENT # : FC-2026-0043 RECORDED DATE: 06/26/2026 11:46:11 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>  Jennifer Palermo Hockley County Clerk </div> </div>		

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 4/6/2023	Grantor(s)/Mortgagor(s): TIMOTHY BASQUEZ AND TARA BASQUEZ, A MARRIED COUPLE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FLAT BRANCH MORTGAGE INC., A MISSOURI CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: PENNYMAC LOAN SERVICES, L.L.C
Recorded in: Volume: N/A Page: N/A Instrument No: 202300001123	Property County: HOCKLEY
Mortgage Servicer: PennyMac Loan Services, L.L.C is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 6101 Condor Drive, Moorpark, CA 93021
Date of Sale: 8/4/2026	Earliest Time Sale Will Begin: 1:00 PM
Place of Sale of Property: NORTH DOOR OF THE HOCKLEY COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: ALL OF LOT FIFTEEN (15), BLOCK ELEVEN (11) OF THE A J KAUFFMAN SUBDIVISION AN ADDITION TO THE CITY OF LEVELLAND, HOCKLEY COUNTY, TEXAS, AS SHOWN BY A PLAT RECORDED IN CABINET A, SLIDE 164 OF THE PLAT RECORDS OF HOCKLEY COUNTY, TEXAS

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Xome Inc., Tejas Corporate Services, L.L.C, NFPDS-TX L.L.C, Ryan Crumley, Brittany Crumley, Kevin Key or Jay Jacobs, Cole Patton, Mvra Homayoun, Thuy Frazier, McCarthy & Holthus, L.L.P, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust, and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein


The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property

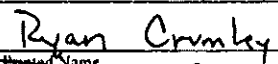
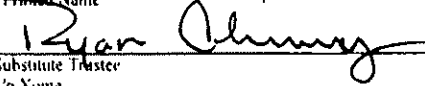
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(4): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated 6/18/2026


Thuy Frazier, Attorney
 McCarthy & Holthus, L.L.P.
 1255 West 15th Street, Suite 1060
 Plano, TX 75075
 Attorneys for PennyMac Loan Services, L.L.C

Dated 6/26/26

 Ryan Crumley
 Printed Name

 Substitute Trustee
 c/o Xome
 1255 West 15th Street, Suite 1060
 Plano, TX 75075
 https://www.mccarthyholthus.com

MH File Number: TX-26-129855-POS
 Loan Type: USDA Farm Loan