


HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2024-0020 RECORDED DATE: 08/13/2024 09:49:44 AM 
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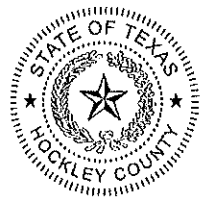
OFFICIAL RECORDING COVER PAGE Page 1 of 2

Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference:	Transaction #: 923531 - 1 Doc(s) Document Page Count: 1 Operator Id: Aperry
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RETURN TO: () NICOLE DICKEY 6913 114TH ST LUBBOCK, TX 79424	SUBMITTED BY: NICOLE DICKEY 6913 114TH ST LUBBOCK, TX 79424
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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.



Jennifer Palermo
Jennifer Palermo
Hockley County Clerk

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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NOTICE OF FORECLOSURE 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 OR 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. *Property to Be Sold.* The property to be sold is described as follows: FIELD NOTES OF 1.986 ACRES OUT OF LABOR 2, LEAGUE 13, HOWARD COUNTY SCHOOL LAND, HOCKLEY COUNTY, TEXAS, BEING THE SAME AS THE TRACT DESCRIBED IN VOLUME 289, PAGE 342 OF HOCKLEY COUNTY DEED RECORDS: BEGINNING AT A 1/2 INCH IR FOUND FOR THE SOUTHEAST CORNER OF LABOR 2 AND THE SOUTHEAST CORNER OF THIS TRACT, FROM WHENCE A 4 INCH IP FOUND FOR THE NORTHEAST CORNER OF LABOR 2 BEARS NORTH 0 DEGREES 45 MINUTES 20 SECONDS EAST, A DISTANCE OF 2086.78 FEET; THENCE NORTH 89 DEGREES 13 MINUTES 45 SECONDS WEST, ALONG THE S/LINE OF LABOR 2, A DISTANCE OF 208.00 FEET TO A 3/8 INCH BOLT SET FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE NORTH 0 DEGREES 45 MINUTES 20 SECONDS EAST, A DISTANCE OF 416.00 FEET TO A 1/2 INCH IR SET FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE SOUTH 89 DEGREES 13 MINUTES 45 SECONDS EAST, A DISTANCE OF 208.00 TO A 1/2 INCH IR SET IN THE E/LINE OF LABOR 2 FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE SOUTH 0 DEGREES 45 MINUTES 20 SECONDS WEST, ALONG THE E/LINE OF LABOR 2, A DISTANCE OF 416.00 FEET TO THE PLACE OF BEGINNING.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 08/31/2006 and recorded in Book 792 Page 823 Document 06-3456 real property records of Hockley County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 10/01/2024

Time: 01:00 PM

Place: Hockley County, Texas at the following location: NORTH DOOR OF THE HOCKLEY COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. *Obligations Secured.* The Deed of Trust executed by JAMES L. SCHOEPP AND JOYCE J. SCHOEPP, provides that it secures the payment of the indebtedness in the original principal amount of \$145,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Seattle Bank is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Seattle Bank c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: www.mvzmlaw.com/tx-investors

Certificate of Posting

I am Brad Dickey whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 8/13/24 I filed this Notice of Foreclosure Sale at the office of the Hockley County Clerk and caused it to be posted at the location directed by the Hockley County Commissioners Court.

