




<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-2022-0036 <b>RECORDED DATE:</b> 09/01/2022 10:15:48 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> 885531 - 1 Doc(s) <b>Document Page Count:</b> 2 <b>Operator Id:</b> AGarza	
<b>RETURN TO:</b> () BYRD REALTY PO BOX 156 FARWELL, TX 79325	<b>SUBMITTED BY:</b> BYRD REALTY PO BOX 156 FARWELL, TX 79325	
DOCUMENT # : FC-2022-0036 RECORDED DATE: 09/01/2022 10:15:48 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	

**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**

**HOCKLEY County**

**Deed of Trust Dated:** September 1, 2017

**Amount:** \$90,824.00

**Grantor(s):** JOSEPH J VILAFRANCO and MELINDA VILAFRANCO

**Original Mortgagee:** NATIONS DIRECT MORTGAGE, LLC DBA MOTIVE LENDING

**Current Mortgagee:** NATIONS DIRECT MORTGAGE, LLC

**Mortgagee Address:** NATIONS DIRECT MORTGAGE, LLC, 1 CORPORATE DRIVE, SUITE 360, LAKE ZURICH, IL 60047

**Recording Information:** Document No. 00002797

**Legal Description:** ALL OF LOT EIGHT (8), BLOCK THIRTEEN (13) OF THE A.J. KAUFFMAN SUBDIVISION AN ADDITION TO THE CITY OF LEVELLAND, HOCKLEY COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN CABINET A, SLIDE 154 OF THE HOCKLEY COUNTY PLAT RECORDS.

**Date of Sale:** November 1, 2022 between the hours of 1:00 PM and 4:00 PM.

**Earliest Time Sale Will Begin:** 1:00 PM


**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the HOCKLEY County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

RONALD BYRD OR KEVIN KEY, JAY JACOBS, CHARLES GREEN, LISA BRUNO, SHAWN SCHILLER, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN OR AARTI PATEL have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

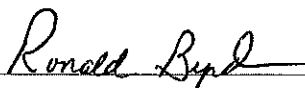
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**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.**



Anthony Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2019-007979



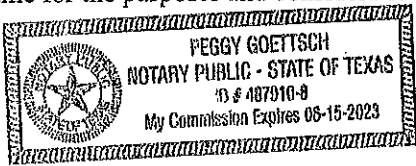
Printed Name: Ronald Byrd

c/o ServiceLink Auction \* Powered by Hudson & Marshall, LLC  
3220 El Camino Real 1st Floor  
Irvine, CA 92602

STATE OF TEXAS

COUNTY OF HOCKLEY *Parmer*  
*ps*

Before me, the undersigned authority, on this 1<sup>st</sup> day of September, 2022 personally appeared Ronald Byrd, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



*Peggy Goettsch*  
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NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:  
Hughes, Watters & Askanase, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2019-007979