


<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-2022-0043 <b>RECORDED DATE:</b> 10/13/2022 09:02:26 AM 
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**OFFICIAL RECORDING COVER PAGE**

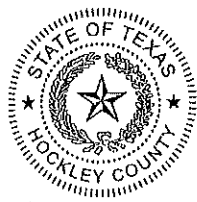
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<b>Document Type:</b> NOTICE TRUSTEE SALE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 893878 - 1 Doc(s) <b>Document Page Count:</b> 2 <b>Operator Id:</b> PKiser
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<b>RETURN TO:</b> () RONALD BYRD PO BOX 156 FARWELL, TX 79325	<b>SUBMITTED BY:</b> RONALD BYRD PO BOX 156 FARWELL, TX 79325
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DOCUMENT # : FC-2022-0043  
RECORDED DATE: 10/13/2022 09:02:26 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.



*Jennifer Palermo*  
**Jennifer Palermo**  
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

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

<b>Deed of Trust Date:</b> May 11, 2015	<b>Original Mortgagor/Grantor:</b> DANNY ALVAREZ
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> FREEDOM MORTGAGE CORPORATION
<b>Recorded in:</b> <b>Volume:</b> 1017 <b>Page:</b> 269 <b>Instrument No:</b> 00001344	<b>Property County:</b> HOCKLEY
<b>Mortgage Servicer:</b> Freedom Mortgage Corporation	<b>Mortgage Servicer's Address:</b> 907 Pleasant Valley Avenue, Suite 3, Mount Laurel, NJ 08054

\* 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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$177,070.00, executed by DANNY ALVAREZ and payable to the order of Lender.

**Property Address/Mailing Address:** 109 INDIANA ST, LEVELLAND, TX 79336

**Legal Description of Property to be Sold:** ALL OF LOT NINETY-TWO (92) AND THE SOUTH ELEVEN FEET (S/11') OF LOT NINETY-THREE (93), OF THE HOLLY HEIGHTS ADDITION TO THE CITY OF LEVELLAND, HOCKLEY COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN CABINET A, SLIDES 311-312, HOCKLEY COUNTY, TEXAS.

PARCEL ID: 26070.

<b>Date of Sale:</b> December 06, 2022	<b>Earliest time Sale will begin:</b> 1:00 PM
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**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

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.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *FREEDOM MORTGAGE CORPORATION*, the owner and holder of the Note, has requested Ronald Byrd or Kevin Key or Jay Jacobs whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Ronald Byrd or Kevin Key or Jay Jacobs



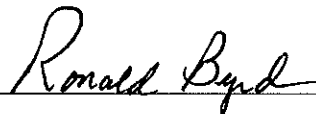
whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**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 *FREEDOM MORTGAGE CORPORATION* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Ronald Byrd or Kevin Key or Jay Jacobs whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Ronald Byrd or Kevin Key or Jay Jacobs whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, 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 Ronald Byrd or Kevin Key or Jay Jacobs whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Ronald Byrd or Kevin Key or Jay Jacobs whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



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SUBSTITUTE TRUSTEE

Ronald Byrd or Kevin Key or Jay Jacobs OR Ronald Byrd or  
Kevin Key or Jay Jacobs, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia  
30097; PH: (470)321-7112