




<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-2022-0049 <b>RECORDED DATE:</b> 11/10/2022 01:07:14 PM 	
<b>OFFICIAL RECORDING COVER PAGE</b>		Page 1 of 4
<b>Document Type:</b> NOTICE TRUSTEE SALE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 897754 - 1 Doc(s) <b>Document Page Count:</b> 3 <b>Operator Id:</b> AGarza	
<b>RETURN TO:</b> () TEXAS TRUSTEE AND TITLE	<b>SUBMITTED BY:</b> TEXAS TRUSTEE AND TITLE	
<p>DOCUMENT # : FC-2022-0049  RECORDED DATE: 11/10/2022 01:07:14 PM</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>   <b>Jennifer Palermo</b>  Hockley County Clerk </div> </div>		

**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: December 06, 2022

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE NORTH DOOR OF THE HOCKLEY COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 27, 2006 and recorded in Document VOLUME 783, PAGE 123 real property records of HOCKLEY County, Texas, with PEDRO CHAIREZ AND CARLA F CHAIREZ, grantor(s) and CITIMORTGAGE, INC., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by PEDRO CHAIREZ AND CARLA F CHAIREZ, securing the payment of the indebtednesses in the original principal amount of \$49,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BARCLAYS MORTGAGE TRUST 2021-NPL1, MORTGAGE-BACKED SECURITIES, SERIES 2021-NPL1, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. GREGORY FUNDING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o GREGORY FUNDING LLC  
P.O. BOX 230579  
TIGARD, OR 97281



123 CHERRY STREET  
LEVELLAND, TX 79336

00000009647892

**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.**


The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOHN MCCARTHY OR DAVID CARRILLO whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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.



Israel Saucedo - 

Certificate of Posting

My name is David Carrillo, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 11/10/2022 I filed at the office of the HOCKLEY County Clerk and caused to be posted at the HOCKLEY County courthouse this notice of sale.

Declarants Name 

Date: 11.10.2022

123 CHERRY STREET  
LEVELLAND, TX 79336

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HOCKLEY

**EXHIBIT "A"**

THE EAST SIXTY FEET (E/60') OF THE WEST ONE HUNDRED TEN FEET (W/110') OF BLOCK NUMBER ELEVEN (11), OF THE R.W. SHANNON SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF LABOR NINE (9), LEAGUE TWENTY-EIGHT (28), HOOD COUNTY SCHOOL LAND IN HOCKLEY COUNTY, TEXAS AS SHOWN BY MAP OF SAID SUBDIVISION OF RECORD ON VOLUME 10, PAGE 302, DEED RECORDS, HOCKLEY COUNTY, TEXAS.