
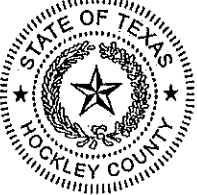



<b>HOCKLEY COUNTY</b> Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	<b>DOCUMENT #:</b> FC-2022-0014 <b>RECORDED DATE:</b> 04/14/2022 03:21:06 PM 	
<b>OFFICIAL RECORDING COVER PAGE</b>		Page 1 of 3
<b>Document Type:</b> NOTICE TRUSTEE SALE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 837546 - 1 Doc(s) <b>Document Page Count:</b> 2 <b>Operator Id:</b> JSalazar	
<b>RETURN TO:</b> () ANNA RICKER	<b>SUBMITTED BY:</b> ANNA RICKER	
<p>DOCUMENT # : FC-2022-0014  RECORDED DATE: 04/14/2022 03:21:06 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 style="text-align: center;">   <b>Jennifer Palermo</b>  Hockley County Clerk </div> </div>		

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**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 Foreclosure Sale

April 14, 2022

### Deed of Trust:

Dated: August 15, 2014

Grantor: Natasha Moreno and Miguel Moreno

Trustee: Anna J. Ricker

Lender: Mary R. Magers, Trustee of the Henry T. Magers and Mary R. Magers Revocable Living Trust

Recorded in: Volume 1002 Page 66 of the real property records of Hockley County, Texas

Legal Description: All of Lots Numbers 1, 2, and 3 all in Block No. 15, Original Town of Levelland, Hockley County, Texas

Secures: The Promissory Note ("Note") in the original principal amount of \$36,750.00, executed by Natasha Moreno and Miguel MOreno ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

### Foreclosure Sale:

Date: Tuesday, May 10, 2022

Time: The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three hours thereafter.

Place: North door of the Hockley County Courthouse, 802 Houston Street, Levelland, Texas 79336

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 Mary R. Magers's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Mary R. Magers, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Mary R. Magers's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Mary R. Magers's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Mary R. Magers passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Mary R. Magers. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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, Substitute 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 Substitute Trustee.

**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.**

Ricker Law Firm, P.C.  
824 Austin  
Levelland, TX 79336  
Telephone (806) 894-1719  
Fax (806) 894-5101

*/s/ Anna J. Ricker*

Anna J. Ricker  
Attorney for Mortgagee