

HOCKLEY COUNTY
Jennifer Palermo
Hockley County Clerk
802 Houston St. Suite 213
Levelland, TX 79336
Phone: 806-894-3185

DOCUMENT #: FC-2023-0014
RECORDED DATE: 03/02/2023 10:07:33 AM



OFFICIAL RECORDING COVER PAGE

Page 1 of 3

Document Type: NOTICE TRUSTEE SALE
Transaction Reference:
Document Reference:

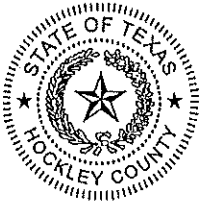
Transaction #: 908391 - 1 Doc(s)
Document Page Count: 2
Operator Id: Tdoshier

RETURN TO: ()
BYRD REALTY ESCROW
PO BOX 156
FARWELL, TX 79325

SUBMITTED BY:
BYRD REALTY ESCROW
PO BOX 156
FARWELL, TX 79325

DOCUMENT # : FC-2023-0014
RECORDED DATE: 03/02/2023 10:07:33 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
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.**

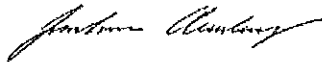
23TX373-0090
224 WILLOWWOOD LN, LEVELLAND, TX 79336

NOTICE OF FORECLOSURE SALE

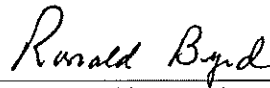
- Property: The Property to be sold is described as follows:
- THE WEST EIGHTY-FIVE FEET (W/85') OF LOT FOUR (4), BLOCK SIX (6), OF THE COUNTY CLUB ADDITION TO THE CITY OF LEVELLAND, HOCKLEY COUNTY, TEXAS.
- Security Instrument: Deed of Trust dated May 26, 2015 and recorded on May 29, 2015 as Instrument Number 00001525 in the real property records of HOCKLEY County, Texas, which contains a power of sale.
- Sale Information: April 04, 2023, at 1:00 PM, or not later than three hours thereafter, at the north door of the Hockley County Courthouse, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by WILLIAM TIMOTHY PLATT JR. AND DEBORAH KYRIA PLATT secures the repayment of a Note dated May 26, 2015 in the amount of \$122,477.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 W Yamato Road, Suite 175, Boca Raton, FL 33431, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024



Substitute Trustee(s): Ronald Byrd, Kevin Key, Jay
Jacobs, Charles Green, Lisa Bruno, Patrick Zwiers,
Kristopher Holub, Dana Kamin, Aarti Patel, Dustin
George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Ronald Byrd, declare under penalty of perjury that on the 2nd day of March, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HOCKLEY County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).