


HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2023-0023 RECORDED DATE: 03/30/2023 01:21:31 PM 
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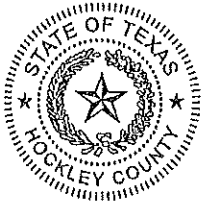
OFFICIAL RECORDING COVER PAGE		Page 1 of 4
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Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference:	Transaction #: 908966 - 1 Doc(s) Document Page Count: 3 Operator Id: PKiser
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RETURN TO: () BRYD REALTY ESCROW PO BOX 156 FARWELL, TX 79325	SUBMITTED BY: BRYD REALTY ESCROW PO BOX 156 FARWELL, TX 79325
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DOCUMENT # : FC-2023-0023
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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 SALE

Deed of Trust Date:
11/15/2012

Grantor(s)/Mortgagor(s):
OSCAR OSORNIO AND SPOUSE, VICTORIA
OSORNIO

Original Beneficiary/Mortgagee:
WELLS FARGO BANK, NATIONAL ASSOCIATION

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Recorded in:
Volume: 951
Page: 408
Instrument No: 00005112

Property County:
HOCKLEY

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF FOR ALL PURPOSES.

Date of Sale: 6/6/2023

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

Place of Sale of Property: 802 Houston St., Levelland, Hockley, TX, 79336 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

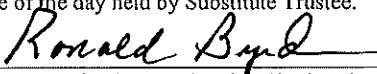
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.



Ronald Byrd, Kevin Key, Jay Jacobs, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Aarti Patel, Auction.com
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

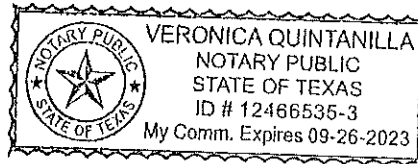
MH File Number: TX-23-97371-POS
Loan Type: FHA

STATE OF TEXAS §
COUNTY OF Haskell §

Before me, the undersigned Notary Public, on this day personally appeared Ronald Byrd as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as D. L., to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 30 day of March, 2023.

Veronica Quintanilla
Notary Public
Signature



Return to:
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

TX-23-97371-FC

EXHIBIT "A"

A 1.8 ACRE TRACT OF LAND OUT OF THE NORTH HALF (N/2) OF THE NORTHEAST QUARTER (NE/4), OF LABOR TWO (2), LEAGUE TWENTY-EIGHT (28), HOOD COUNTY SCHOOL LANDS IN HOCKLEY COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT B, TOOTH ACRES ADDITION FROM WHENCE THE NORTHEAST CORNER OF LABOR 2 BEARS S 89°13' E, 1243.49 FEET AND N 0°34', 30 FEET;
THENCE S 0°34' W, 184 FEET;
THENCE S 89°13' E, 32 FEET;
THENCE S 0°34' W, 111 FEET;
THENCE N 89°13' W, 263 FEET TO THE CENTER LINE OF SHERMAN AVENUE;
THENCE N 0°34' E, 325 FEET TO THE CENTER LINE OF ELLIS STREET;
THENCE S 89°13' E, 231 FEET;
THENCE S 0°34' W, 30 FEET TO THE PLACE OF BEGINNING.