


HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2023-0020 RECORDED DATE: 03/30/2023 01:12:38 PM 
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Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference:	Transaction #: 908962 - 1 Doc(s) Document Page Count: 2 Operator Id: PKiser
RETURN TO: () BYRD REALTY ESCROW PO BOX 156 FARWELL, TX 79325	SUBMITTED BY: BYRD REALTY ESCROW PO BOX 156 FARWELL, TX 79325

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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
Hockley County Clerk

PLEASE DO NOT DETACH
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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)

Deed of Trust Date: April 22, 2019	Original Mortgagor/Grantor: SIMON SIFUENTES JR. AND BECKY A FERRELL
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, ACTING SOLELY AS NOMINEE FOR ARK-LA-TEX FINANCIAL SERVICES, LLC DBA BENCHMARK MORTGAGE., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: ARK-LA-TEX FINANCIAL SERVICES, LLC
Recorded in: Volume: 1117 Page: 103 Instrument No: 00001237	Property County: HOCKLEY
Mortgage Servicer: CENLAR FEDERAL SAVINGS BANK	Mortgage Servicer's Address: 425 Phillips Blvd. Ewing, NJ 08618-1430

* 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 \$91,575.00, executed by BECKY FERRELL and SIMON SIFUENTES JR and payable to the order of Lender.

Property Address/Mailing Address: 1384 NORWAY ROAD, LEVELLAND, TX 79336

Legal Description of Property to be Sold: 20.57 ACRES OUT OF LABOR 9, LEAGUE 717, STATE CAPITOL LAND, HOCLKEY COUNTY, TEXAS:
BEGINNING AT A ½" IR SET FOR THE SW CORNER OF LABOR 9, AND THE SW CORNER OF THIS TRACT;
THENCE N 0 DEGREES 47' 36" E, ALONG THE W/LINE OF LABOR 9, A DISTANCE OF 342.42' TO A 1/2" IR SET FOR THE MOST SOUTHERLY NW CORNER OF THIS TRACT;
THENCE S 88 DEGREES 35' 30" E, A DISTANCE OF 668.75' TO A ½" IR SET FOR AN ELL CORNER OF THIS TRACT;
THENCE N 0 DEGREES 47' 36" E, A DISTANCE OF 464.69' TO A ½" IR SET FOR THE MOST NORTHERLY NW CORNER OF THIS TRACT;
THENCE S 88 DEGREES 50' 44" E, A DISTANC EOF 397.75' TO A ½" IR SET FOR THE MOS NORTHERLY NE CORNER OF THIS TRACT;
THENCE S 0 DEGREES 47' 36" W, A DISTANC BOF 456.67' TO A ½" IR SET FOR AN ELL CORNER OF THIS TRACT;
THENCE S 88 DEGREES 50' 44" E, A DISTANCE OF 1002.15' TO A ½" IR SET FOR THE MOST SOUTHERLY NE CORNER OF THIS TRACT;
THENCE S 0 DEGREES 47' 36" W, A DISTANCE OF 347.48' TO A ½" IR SET FOR THE S/LINE OF LABOR 9, FOR THE SE CORNER OF THIS TRACT;
THENCE N 88 DEGREES 50' 14" W, ALONG THE S/LINE OF LABOR 9, A DISTANCE OF 2068.87' TO THE PLACE OF BEGINNING, CONTAINING 20.57 ACES TOTAL.
TOGETHER WITH MANUFACTURED HOME DESCRIBED AS: 2002 BIG SPRING MANUFACTURED HOMES LP SOLITAIRE, 56X28, SERIAL NOS 101646TF AND 101646TB.



Date of Sale: June 06, 2023

Earliest time Sale will begin: 1:00 PM

Place of sale of Property: Hockley County Courthouse, 802 Houston Street, Levelland, TX 79336 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, *ARK-LA-TEX FINANCIAL SERVICES, LLC*, the owner and holder of the Note, has requested Ronald Byrd, Kevin Key, Jay Jacobs, Charles Green, Lisa Bruno, Patrick Zwiers, Kristopher Holub, Dana Kamin, Aarti Patel, Auction.com whose address is 1 Mauchly Irvine, CA 92618 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 *ARK-LA-TEX FINANCIAL SERVICES, LLC* 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, Kevin Key, Jay Jacobs, Charles Green, Lisa Bruno, Patrick Zwiers, Kristopher Holub, Dana Kamin, Aarti Patel, Auction.com whose address is 1 Mauchly Irvine, CA 92618 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, Kevin Key, Jay Jacobs, Charles Green, Lisa Bruno, Patrick Zwiers, Kristopher Holub, Dana Kamin, Aarti Patel, Auction.com whose address is 1 Mauchly Irvine, CA 92618 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.

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.

/s/William Attmore

William Attmore

Attorney for Cenlar Federal Savings Bank

State Bar No.:24064844

wattmore@rascrane.com

Robertson, Anschutz, Schneid, Crane & Partners,

PLLC / Attorney for Mortgagee

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