


<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-2023-0019 <b>RECORDED DATE:</b> 03/30/2023 01:09:32 PM 
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<b>Document Type:</b> NOTICE TRUSTEE SALE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 908961 - 1 Doc(s) <b>Document Page Count:</b> 3 <b>Operator Id:</b> PKiser
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<b>RETURN TO:</b> () BYRD REALTY ESCROW PO BOX 156 FARWELL, TX 79325	<b>SUBMITTED BY:</b> BYRD REALTY ESCROW PO BOX 156 FARWELL, TX 79325
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DOCUMENT # : FC-2023-0019  
RECORDED DATE: 03/30/2023 01:09:32 PM

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

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## NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF 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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated April 19, 2017 and recorded under Vol. 1064, Page 417, or Clerk's File No. 00001327, in the real property records of HOCKLEY County Texas, with Stephen Susser and Jennifer Susser, husband and wife as Grantor(s) and Security Service Federal Credit Union as Original Mortgagee.

Deed of Trust executed by Stephen Susser and Jennifer Susser, husband and wife securing payment of the indebtedness in the original principal amount of \$237,600.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Stephen Susser and Jennifer Susser. Security Service Federal Credit Union is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Cenlar FSB is acting as the Mortgage Servicer for the Mortgagee. Cenlar FSB, is representing the Mortgagee, whose address is: 1000 Technology Drive, O'Fallon, MO 63368.

#### Legal Description:

**A 5.0 ACRE TRACT OUT OF LABOR FOURTEEN (14), LEAGUE TWENTY-SEVEN (27), HOOD COUNTY SCHOOL LANDS, HOCKLEY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES**

### SALE INFORMATION

**Date of Sale: 05/02/2023**

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

**Location of Sale:** The place of the sale shall be: HOCKLEY County Courthouse, Texas at the following location: At the north door of the Hockley County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

### TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.



The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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 the 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.**

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE** Ronald Byrd, Aarti Patel, Patrick Zwiers, Charles Green, Kristopher Holub, Dana Kamin, Jay Jacobs, Kevin Key, Lisa Bruno, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Executed on 03/27/2023.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by: Ronald Byrd  
Printed Name: Ronald Byrd

C&M No. 44-22-1122

EXHIBIT "A"

A 5.0 acre tract out of Labor Fourteen (14), League Twenty-Seven (27), Hood County School Lands, Hockley County, Texas, more particularly described by metes and bounds:

BEGINNING at a 5/8" IR found for the NE corner of this tract, S 0° 35' 42" W, a distance of 39.93 feet and N 89° 09' 34" W, a distance of 28.94 feet from a RR Spike found for the NE corner of Labor 14;  
THENCE S 0° 35' 42" W, a distance of 466.50 feet to a 3/8" IR found for the SE corner of this tract;  
THENCE N 89° 12' 24" W, a distance of 466.46 feet to a 3/8" IR found for the SW corner of this tract;  
THENCE N 0° 36' 49" E, a distance of 466.90 feet to a 1/2" IR found for the NW corner of this tract;  
THENCE S 89° 09' 24" E, a distance of 466.31 feet to the Place of Beginning.