


HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2023-0064 RECORDED DATE: 11/13/2023 09:07:51 AM 
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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 #: 913307 - 1 Doc(s) Document Page Count: 3 Operator Id: Aperry
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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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DOCUMENT # : FC-2023-0064
RECORDED DATE: 11/13/2023 09:07:51 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
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 FORECLOSURE SALE

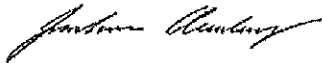
- Property: The Property to be sold is described as follows:

SEE EXHIBIT A
- Security Instrument: Deed of Trust dated July 13, 2018 and recorded on July 17, 2018 as Instrument Number 00002477 in the real property records of HOCKLEY County, Texas, which contains a power of sale.
- Sale Information: December 05, 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 HAROLD CLECKLER AND ROSE CLECKLER secures the repayment of a Note dated July 13, 2018 in the amount of \$81,720.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 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.

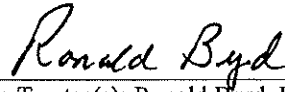
Substitute Trustee(s): Ronald Byrd, Kevin Key, Jay Jacobs, Charles Green, Lisa Bruno, Patrick Zwiars, Kristopher Holub, Dana Kamin, Aarti Patel, Dustin George

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
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Ronald Byrd, Kevin Key, Jay Jacobs, Charles Green, Lisa Bruno, Patrick Zwiars, Kristopher Holub, Dana Kamin, Aarti Patel, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Ronald Byrd, declare under penalty of perjury that on the 13th day of November, 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).

EXHIBIT "A"

FIELD NOTES on a 1.215 acre tract out of the Northwest Quarter (NW/4) of Section 12, Block A, R.M. Thomson Survey, Hockley County, Texas, being further described as follows:

BEGINNING at a found 1/2" iron rod with orange cap (Douglas) having Texas North Central Zone Coordinates of North: 7295146.44, East: 852692.34, (NAD 83) 2011, Epoch 2010.0000 for the Northeast corner of this tract from which a found 1" iron pipe on the South side of Colorado Road for the Northeast corner of the Northwest Quarter (NW/4) of Section 12 bears N 02°48'37" E (Texas North Central Zone Bearing Basis), 600.32 feet (called N 00°48'28" E, 600.30 feet);

THENCE S 02°47'21" W (called S 00°48'28" W), with the East line of the NW/4, a distance 199.59 feet (called 199.60 feet) to a found 1/2" rod with orange cap (Douglas) for the Southeast corner of this tract;

THENCE N 87°12'13" W (called N 89°11'32" W), a distance of 265.11 feet (called 265.00 feet) to a found 1/2" iron rod with orange cap (Douglas) for the Southwest corner of this tract;

THENCE N 02°48'54" E (called N 00°48'28" E), a distance of 199.68 feet (called 199.60 feet) to a found 1/2" iron rod for the Northwest corner of this tract;

THENCE S 87°11'08" E (called S 89°11'32" E), a distance of 265.01 feet (called 265.00 feet) to the Place of Beginning containing 1.215 acres including any right-of-way.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Jul 17, 2018 at 03:05P

Document Number: 00002477

Amount 98.00

Jennifer Palermo
Hockley County Clerk
By
Anna Garza, Deputy
Hockley County



ANY PROVISION HEREIN WHICH RESTRICTS
THE SALE, RENTAL OR USE OF THE
DESCRIBED REAL PROPERTY BECAUSE OF
COLOR OR RACE IS INVALID AND UNENFORCEABLE
UNDER FEDERAL LAW.