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| <b>HOCKLEY COUNTY</b><br>Jennifer Palermo<br>Hockley County Clerk<br>802 Houston St. Suite 213<br>Levelland, TX 79336<br>Phone: 806-894-3185                    | <b>DOCUMENT #:</b> FC-2023-0033<br><b>RECORDED DATE:</b> 05/25/2023 09:25:24 AM<br> |
| <b>OFFICIAL RECORDING COVER PAGE</b>  |   |
| <b>Document Type:</b> NOTICE TRUSTEE SALE<br><b>Transaction Reference:</b><br><b>Document Reference:</b>  | <b>Transaction #:</b> 910248 - 1 Doc(s)<br><b>Document Page Count:</b> 1<br><b>Operator Id:</b> Tdoshier  |
| <b>RETURN TO:</b> ()<br>BYRD REALTY ESCROW<br>PO BOX 156<br>FARWELL, TX 79325   | <b>SUBMITTED BY:</b><br>BYRD REALTY ESCROW<br>PO BOX 156<br>FARWELL, TX 79325   |
| DOCUMENT # : FC-2023-0033<br>RECORDED DATE: 05/25/2023 09:25:24 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. |   |
|   | <br><b>Jennifer Palermo</b><br>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'S SALE

HOCKLEY County

Deed of Trust Dated: January 23, 2015

Amount: \$184,450.00

Grantor(s): DANNY BRACKENS

Original Mortgagee: CITY BANK

Current Mortgagee: SELECT PORTFOLIO SERVICING, INC.

Mortgagee Address: SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Recording Information: Document No. 00000260

Legal Description: ALL OF LOT TWO HUNDRED THIRTY-FIVE (235) OF THE UNIVERSITY HEIGHTS ADDITION TO THE CITY OF LEVELLAND, HOCKLEY COUNTY, TEXAS, AS SHOWN ON A PLAT IN CABINET, A, SLIDE 244 OF THE PLAT RECORDS OF HOCKLEY COUNTY, TEXAS.

Date of Sale: August 1, 2023 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HOCKLEY County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

RONALD BYRD OR KEVIN KEY, JAY JACOBS, CHARLES GREEN, LISA BRUNO, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN OR AARTI PATEL have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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.

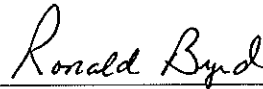
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.



Anthony Alan Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2023-002447



Printed Name: \_\_\_\_\_

Ronald Byrd

c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618