


HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2024-0005 RECORDED DATE: 03/08/2024 09:04:32 AM 
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Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference:	Transaction #: 916910 - 1 Doc(s) Document Page Count: 2 Operator Id: Aperry
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RETURN TO: () BYRD REALTY PO BOX 156 FARWELL, TX 79325	SUBMITTED BY: BYRD REALTY 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
Jennifer Palermo
Hockley County Clerk

PLEASE DO NOT DETACH

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21-088314

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: March 4, 2015	Original Mortgagor/Grantor: DANNY W. MULLOY AND CAROLYN J. MULLORY
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR ASPIRE FINANCIAL, INC., DBA ASPIRE LENDING., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: CARRINGTON MORTGAGE SERVICES, LLC
Recorded in: Volume: 1013 Page: 685 Instrument No: 00000721	Property County: HOCKLEY
Mortgage Servicer: COMPU-LINK CORPORATION D/B/A CBLINK	Mortgage Servicer's Address: 101 WEST LOUIS HENNA BLVD, AUSTIN, TX 78728

* 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 \$435,000.00, executed by CAROLYN MULLOY and DANNY MULLOY and payable to the order of Lender.

Property Address/Mailing Address: 150 W FM 2306, LEVELLAND, TX 79336

Legal Description of Property to be Sold: METES AND BOUNDS DESCRIPTION OF A 2.678 ACRE TRACT OF LAND OUT OF A 10 ACRE TRACT DESCRIBED AS TRACTS 9 AND 10 ACCORDING TO SURVEY MADE ON THE GROUND BY HICKS AND RAGLAND ENGINEERING COMPANY INC., DESCRIBED IN VOLUME 956, PAGE 279 OF THE DEED RECORDS OF HOCKLEY COUNTY, TEXAS, LOCATED IN LABOR 9, LEAGUE 731, STATE CAPITAL LANDS, HOCKLEY COUNTY, TEXAS, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THIS TRACT, BEING THE SOUTHEAST CORNER OF LABOR 9, LEAGUE 731, STATE CAPITAL LANDS, HOCKLEY COUNTY, TEXAS;

THENCE N. 89°12' W., ALONG THE SOUTH LINE OF SAID LABOR 9, A DISTANCE OF 290.00 FEET TO A 1/2" IRON ROD WITH CAP SET FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 00°45' E., AT 25.55 FEET PASS A 1/2" IRON ROD WITH CAP SET FOR THE NORTH LINE OF A RIGHT-OF-WAY EASEMENT DESCRIBED IN VOLUME 169, PAGE 91 OF THE DEED RECORDS OF HOCKLEY COUNTY, TEXAS, CONTINUING FOR A TOTAL DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP SET FOR A CORNER OF THIS TRACT;

THENCE N. 89°12' W., A DISTANCE OF 15.00 FEET TO A 1/2" IRON ROD WITH CAP SET FOR THE MOST WESTERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 00°45' E., A DISTANCE OF 335.00 FEET TO A 1/2" IRON ROD WITH CAP SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S. 89°12' E., A DISTANCE OF 305.00 FEET TO A 1/2" IRON ROD WITH CAP SET IN THE EAST LINE OF



SAID LABOR 9, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S. 00°45' W., ALONG THE EAST LINE OF SAID LABOR 9, AT 359.50 FEET PASS A 1/2" IRON ROD WITH CAP SET IN SAID NORTH EASEMENT LINE, CONTINUING FOR A TOTAL DISTANCE OF 385.00 FEET TO THE POINT OF BEGINNING.

PARCEL ID: R10837.

Date of Sale: May 07, 2024.	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: NORTH DOOR OF THE HOCKLEY COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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, *CARRINGTON MORTGAGE SERVICES, LLC*, the owner and holder of the Note, has requested 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 *CARRINGTON MORTGAGE 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 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 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.



SUBSTITUTE TRUSTEE

Ronald Byrd or ~~Kevin Key~~ or ~~Jay Jacobs~~, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112