




HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2024-0007 RECORDED DATE: 03/28/2024 09:02:04 AM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference:	Transaction #: 917422 - 1 Doc(s) Document Page Count: 2 Operator Id: PKiser	
RETURN TO: () RONALD BYRD PO BOX 156 FARWELL, TX 79325	SUBMITTED BY: RONALD BYRD PO BOX 156 FARWELL, TX 79325	
DOCUMENT # : FC-2024-0007 RECORDED DATE: 03/28/2024 09:02:04 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 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

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.

1. Date, Time, and Place of Sale.

Date: 05/07/2024

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Hockley County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 13, 2007 and recorded in the real property records of Hockley County, TX and is recorded under Clerk's Book 811, Page 466 with Juan Gonzales (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Worldwide Mortgage Corp mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Juan Gonzales, securing the payment of the indebtedness in the original amount of \$96,937.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Lakeview Loan Servicing, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. THE EAST TEN FEET (E/10') OF LOT TWENTY (20), ALL OF LOT NINETEEN (19) AND THE WEST FIVE FEET (W/5') OF LOT EIGHTEEN (18), BLOCK TWO (2), MCINROE ACRES, A SUBDIVISION OUT OF THE NORTHEAST PART OF LABOR THREE (3), LEAGUE TWENTY-SEVEN (27), HOOD COUNTY SCHOOL LAND, HOCKLEY COUNTY, TEXAS, AS SHOWN BY A PLAT RECORDED IN CABINET A, SLIDE 217, HOCKLEY COUNTY, TEXAS.

6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Lakeview Loan Servicing, LLC
8950 Cypress Waters Blvd
Coppell, TX 75019

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz, Esq or Candace Sissac, Esq OR Ronald Byrd whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM OR Charles Green, Lisa Bruno, Patrick Zwiers, Kristopher Holub, Dana Kamin, Aarti Patel, Ronald Byrd, Kevin Key, Jay Jacobs whose address is 1 Mauchly, Irvine, CA 92618, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

March 27, 2024

Executed on

/s/ Candace Sissac

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Candace Sissac, Esq.
6565 N MacArthur Drive, Suite 470
Irving, TX 75039

3/28/2024
Executed on

Ronald Byrd

SUBSTITUTE TRUSTEE
Agency Sales & Posting
Ronald Byrd, Charles Green, Lisa Bruno, Patrick
Zwiers, Kristopher Holub, Dana Kamin, Aarti Patel,
Ronald Byrd, Kevin Key, Jay Jacobs OR
AUCTION.COM
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Ronald Byrd, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 3/28/2024 I filed at the office of the Hockley County Clerk and caused to be posted at the Hockley County courthouse this notice of sale.

Declarants Name: Ronald Byrd

Date: 3/28/2024