

HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2023-0072 RECORDED DATE: 12/11/2023 09:14:58 AM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 8
Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference:	Transaction #: 913808 - 1 Doc(s) Document Page Count: 7 Operator Id: Aperry	
RETURN TO: () BYRD REALTY PO BOX 156 FARWELL, TX 79325	SUBMITTED BY: BYRD REALTY PO BOX 156 FARWELL, TX 79325	
DOCUMENT # : FC-2023-0072 RECORDED DATE: 12/11/2023 09:14:58 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. <div style="display: flex; align-items: center;">  <div>  Jennifer Palermo Hockley County Clerk </div> </div>		

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.

CORRECTED NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	O.J. Bewley and Eva Pearle Watson	Deed of Trust Date	July 6, 2010
Original Mortgagee	1st Mariner Bank	Original Principal	\$112,500.00
Recording Information	Instrument #: 00002390 Book #: 882 Page #: 424 in Hockley County, Texas	Original Trustee	G. Tommy Bastian
Property Address	4600 Cactus Dr., Levelland, TX 79336	Property County	Hockley

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Nationstar Mortgage, LLC	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Nationstar Mortgage, LLC	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale	02/06/2024
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	The North door to the Courthouse in Hockley County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Hockley County Commissioner's Court.
Substitute Trustees	Ronald Byrd, Kevin Key, Jay Jacobs, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Aarti Patel, Auction.com, Ronald Byrd, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

CORRECTED PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
A CERTAIN TRACT OF LAND OUT OF LABOR FOUR (4), LEAGUE SEVENTEEN (17), WICHITA COUNTY SCHOOL LAND IN HOCKLEY COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED ON SCHEDULE A ATTACHED HERETO.

SCHEDULE "A"

FIELD NOTES OF 0.9984 ACRES OUT OF THE NW CORNER OF LABOR 4, LEAGUE 17, WICHITA COUNTY SCHOOL LAND, HOCKLEY COUNTY, TEXAS;
BEGINNING AT A 1/2 INCH IR FOUND FOR THE NW CORNER OF THIS TRACT, AND NW CORNER LABOR 4;
THENCE S 89 DEGREES 08 MINUTES 01 SECOND E, A DISTANCE OF 156.24 FEET TO A 1/2 INCH IR SET FOR THE NE CORNER OF THIS TRACT;
THENCE S 0 DEGREES 41 MINUTES 52 SECOND W, A DISTANCE OF 278.35 FEET TO A 1/2 INCH IR SET FOR THE SE CORNER OF THIS TRACT;
THENCE N 89 DEGREES 12 MINUTES 13 SECOND W, A DISTANCE OF 156.24 FEET TO A 1/2 INCH IR SET IN THE W/LINE OF LABOR 4, FOR THE SW CORNER OF THIS TRACT;
THENCE N 0 DEGREES 42 MINUTES 09 SECONDS E, ALONG THE W/LINE OF LABOR 4, A DISTANCE OF 278.54 FEET TO THE PLACE OF BEGINNING.

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

CORRECTED NOTICE OF TRUSTEE'S SALE

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

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.

Dated December 8, 2023

/s/ Selim H. Taherzadeh
Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: TAHERZADEH, PLLC
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

(b) The obligation secured by the lien sought to be foreclosed is in default.

(c) The requisite notice to cure the default has been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and the opportunity to cure has expired. Before the Application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

IT IS THEREFORE ORDERED that:

1. Nationstar Mortgage, LLC, together with its successors and assigns, is hereby authorized to serve Notice of Sale on each Respondent and may proceed with a foreclosure sale in accordance with the security agreement and Texas Property Code Section 51.002 concerning the property with a commonly known mailing address of 4600 Cactus Dr., Levelland, TX 79336 and legal description as described in the Real Property Records of Hockley County, Texas as follows:

A CERTAIN TRACT OF LAND OUT OF LABOR FOUR (4), LEAGUE SEVENTEEN (17), WICHITA COUNTY SCHOOL LAND IN HOCKLEY COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED ON SCHEDULE A ATTACHED HERETO.

SCHEDULE "A"

FIELD NOTES OF 0.9984 ACRES OUT OF THE NW CORNER OF LABOR 4, LEAGUE 17, WICHITA COUNTY SCHOOL LAND, HOCKLEY COUNTY, TEXAS;

BEGINNING AT A 1/2 INCH IR FOUND FOR THE NW CORNER OF THIS TRACT, AND NW CORNER LABOR 4;

THENCE S 89 DEGREES 08 MINUTES 01 SECOND E, A DISTANCE OF 156.24 FEET TO A 1/2 INCH IR SET FOR THE NE CORNER OF THIS TRACT;

THENCE S 0 DEGREES 41 MINUTES 52 SECOND SW, A DISTANCE OF 278.35 FEET

TO A 1/2 INCH IR SET FOR THE SE CORNER OF THIS TRACT;
THENCE N 89 DEGREES 12 MINUTES 13 SECOND SW, A DISTANCE OF 156.24 FEET
TO A 1/2 INCH IR SET IN THE W/LINE OF LABOR 4, FOR THE SW CORNER OF THIS
TRACT;
THENCE N 0 DEGREES 42 MINUTES 09 SECONDS E, ALONG THE W/LINE OF LABOR
4, A DISTANCE OF 278.54 FEET TO THE PLACE OF BEGINNING

2. The name and last known address of each respondent subject to the order are:

O.J. Bewley
4600 Cactus Dr.
Levelland, TX 79336

Eva Pearle Watson, Deceased
4600 Cactus Dr.
Levelland, TX 79336

3. The recording or indexing information of each lien to be foreclosed is as follows:

Instrument #: 00002390 Book #: 882 Page #: 424 in the Real Property
Records of Hockley County, Texas.

4. A conformed copy of an Order Allowing Foreclosure must be attached to the Trustee or
Substitute Trustee's Foreclosure Deed in accordance with TRCP 736.12.

5. Petitioner may communicate with each Respondent and all third parties as reasonably
necessary to conduct a foreclosure sale.

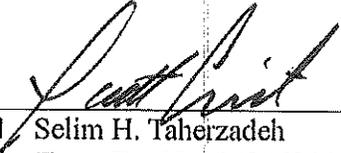
6. Notice of Foreclosure Sale must be mailed to respondent's counsel by certified mail if a Respondent is represented by counsel.

Signed, this 24th day of October, 2023.

Judge Presiding



Approved as to form by:



- Selim H. Tahezadeh
Texas Bar No. 24046944
st@taherzlaw.com
- Jeremiah B. Hayes
Texas Bar No. 24048532
jh@taherzlaw.com
- Scott H. Crist
Texas Bar No. 24057814
sc@taherzlaw.com
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
Telephone: (469) 729-6800
Facsimile: (469) 828-2772
ATTORNEYS FOR PETITIONER