




<b>HOCKLEY COUNTY</b> Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	<b>DOCUMENT #:</b> FC-2025-0012 <b>RECORDED DATE:</b> 02/10/2025 02:24:33 PM 	
<b>OFFICIAL RECORDING COVER PAGE</b>		Page 1 of 3
<b>Document Type:</b> NOTICE TRUSTEE SALE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 948385 - 1 Doc(s) <b>Document Page Count:</b> 2 <b>Operator Id:</b> Jreyna	
<b>RETURN TO:</b> () BRIAN S. WALSH 516 AVE H LEVELLAND, TX 79336	<b>SUBMITTED BY:</b> BRIAN S. WALSH 516 AVE H LEVELLAND, TX 79336	
DOCUMENT # : FC-2025-0012 RECORDED DATE: 02/10/2025 02:24:33 PM  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**

**Date:** 02/10/2025

**Substitute Trustee:** BRIAN S. WALSH

**Substitute Trustee's Address:** 516 Avenue H  
Levelland, Texas 79336

**Lender/Mortgagee:** BILLY SMART

**Note:** Note dated January 28, 2014, in the amount of \$18,000

**Unpaid Taxes:** In the amount of \$4,536.46

**Property Damages:** In the amount of \$12,500.00

### **Note Secured by Deed of Trust**

**Date:** January 28, 2014

**Grantor:** SALVADOR E. MIRAMONTES, as assumed by PEDRO GARZA by an Assumption Warranty Deed dated November 3, 2014, recorded in Volume 1008, Page 218 of the real property records of Hockley County, Texas.

**Lender:** BILLY SMART, Individually and as attorney-in-fact for CHERYL SMART, d/b/a Frey Rental Properties

**Trustee:** DAN HOOK

**Recording information:** Filed and recorded in Hockley County Real Property Records, Volume 986, Pages 531-534 as assumed at Volume 1008, Page 218

**Property:** All of Lot Number Three (3), Block Number Two Hundred One (201), of the Southside II Addition to the City of Levelland, Hockley County, Texas.

More commonly known as 1305 Avenue J, Levelland, Texas 79336.

**County:** Hockley

**Date of Sale (first Tuesday of the month):** March 4, 2025.

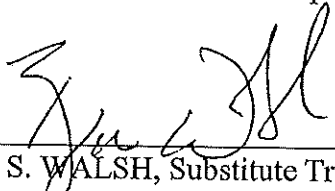
**Time of Sale:** 10:00 a.m. or no later than three (3) hours after such time

**Place of Sale:** North Steps of Hockley County Court House  
802 Houston Street  
Levelland, Texas 79336

**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.**

Mortgagee appointed BRIAN S. WALSH as Substitute Trustee under the Deed of Trust by appointment document dated January 30, 2025, and filed of record at Document Number 202500000344 of the Real Property Records of Hockley County, Texas. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, the Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



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BRIAN S. WALSH, Substitute Trustee  
516 Avenue H  
Levelland, Texas 79336