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| HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185 | DOCUMENT #: 202500001640 RECORDED DATE: 05/13/2025 12:22:53 PM ERECORDING |
| OFFICIAL RECORDING COVER PAGE | |
| Document Type: NOTICE TRUSTEE SALE Transaction Reference: eSecureFile : 19076772 Document Reference: | Transaction #: 950434 - 1 Doc(s) Document Page Count: 2 Operator Id: JPalermo |
| RETURN TO: (Ingeo) Mullin Hoard & Brown, L.L.P. | SUBMITTED BY: Mullin Hoard & Brown, L.L.P. |
| DOCUMENT # : 202500001640 RECORDED DATE: 05/13/2025 12:22:53 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.**

A Debtor who is serving on active duty in the military may have special rights or relief related to this notice under federal law, including the SERVICEMEMBERS CIVIL RELIEF ACT (50 U.S.C. app. Section 501, et. seq.) and state law, including Section 51.015 of the 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 immediately.

NOTICE OF TRUSTEE'S SALE

DATE: May 13, 2025

PROMISSORY NOTE: Promissory Note described as:

Date: November 3, 2021

Maker: Rickie Ortiz and JoAnn Ortiz, husband and wife

Payee: Charles Gregory Scates and Kerrie Scates, Trustees of the Scates Family Trust, Kenneth Mac Farrar, and Chad Farrar

Original Principal Amount: \$148,500.00

DEED OF TRUST: Deed of Trust described as:

Date: November 3, 2021

Grantor: Rickie Ortiz and JoAnn Ortiz, husband and wife

Trustee: Warren Tabor, Jr.

Beneficiary: Charles Gregory Scates and Kerrie Scates, Trustees of the Scates Family Trust, Kenneth Mac Farrar, and Chad Farrar

Recording Information: Recorded in/under Instrument #202100003885 of the Official Public Records of Hockley County, Texas.

LENDER: Charles Gregory Scates and Kerrie Scates, Trustees of the Scates Family Trust, Kenneth Mac Farrar, and Chad Farrar

BORROWER: Rickie Ortiz and JoAnn Ortiz, husband and wife

PROPERTY: SEE EXHIBIT "A" attached hereto and incorporated by reference.

Trustee: Warren Tabor, Jr.

Trustee's Mailing Address: 611 Austin Street
Levelland, Texas 79336

Substitute Trustee: Michael Hicks or M. Andrew Stewart

Substitute Trustee's Mailing Address: 1500 Broadway, Suite 700
Lubbock, Texas 79401

or

Substitute Trustee:
Substitute Trustee's Mailing Address:

Chad Farrar
2515 McKinney Ave., #900
Dallas, TX 75201

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

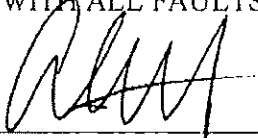
June 3, 2025 being the first Tuesday of the month, to commence at 10:00 AM, or within three hours thereafter.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

North door of the Hockley County Courthouse located at 802 Houston Street, Levelland, Hockley County, Texas, or other such location as designated by the County Commissioners of Hockley County, Texas.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures the Promissory Note. Because of such default, Lender, the owner of the Promissory Note, and the holder of the Promissory Note and the Deed of Trust, has requested that a Substitute Trustee sell the Property in accordance with the terms of the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, the Substitute Trustee or such other trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust. Substitute Trustee has not made and will not make any covenants, warranties, or representations concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.

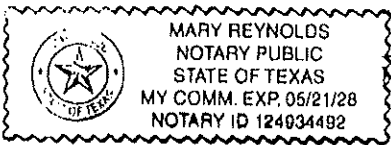


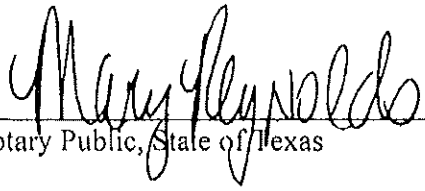
M. Andrew Stewart, Substitute Trustee

ACKNOWLEDGMENT

STATE OF TEXAS)
)
COUNTY OF LUBBOCK)

This instrument was acknowledged before me on May 13, 2025, by M. Andrew Stewart, Substitute Trustee.





Notary Public, State of Texas