




HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2025-0036 RECORDED DATE: 07/10/2025 03:26:52 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 2
Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference:	Transaction #: 951556 - 2 Doc(s) Document Page Count: 1 Operator Id: PKiser	
RETURN TO: () JACE BROOKS	SUBMITTED BY: JACE BROOKS	
<p>DOCUMENT # : FC-2025-0036 RECORDED DATE: 07/10/2025 03:26:52 PM</p> <p>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.</p> <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.**

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 8, 2023, AMY ALBUS, A SINGLE PERSON, executed a Deed of Trust/Security Instrument conveying to SCOTT R VALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR FLAT BRANCH MORTGAGE INC., ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 202300001464 in the DEED OF TRUST OR REAL PROPERTY RECORDS of HOCKLEY COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, SEPTEMBER 2, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at Hockley County Courthouse, 802 Houston Street, Levelland, TX 79336 in **HOCKLEY COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §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 was posted.

Said Real Estate is described as follows: LOT SEVENTY-FOUR (74), UNIVERSITY HEIGHTS ADDITION TO THE CITY OF LEVELLAND, HOCKLEY COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN CABINET A, SLIDE 207 OF THE PLAT RECORDS OF HOCKLEY COUNTY, TEXAS.

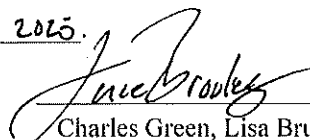
Property Address: 2010 TECH DR, LEVELLAND, TX 79336
Mortgage Servicer: SERVICEMAC
Noteholder: AMERIHOM MORTGAGE COMPANY, LLC
9726 OLD BAILES RD., SUITE 200, FORT MILL, SC 29707

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

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.

WITNESS MY HAND this 10th day of Jul, 2025.



Charles Green, Lisa Bruno, Patrick Zwiers,
Kristopher Holub, Dana Kamin, Aarti Patel,
Auction.com, Ronald Byrd, Kevin Key, Jay
Jacobs, Chelsea Brooks, Jace Brooks, Joshua
Martinez, Marinosci Law Group PC

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300