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| HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St, Suite 213 Levelland, TX 79336 Phone: 806-894-3185 | DOCUMENT #: FC-2025-0043 RECORDED DATE: 07/31/2025 01:27:25 PM  |
| OFFICIAL RECORDING COVER PAGE | |
| Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference: | Transaction #: 954839 - 1 Doc(s) Document Page Count: 2 Operator Id: Dromero |
| RETURN TO: () NICOLE DICKEY | SUBMITTED BY: NICOLE DICKEY |
| <p>DOCUMENT # : FC-2025-0043 RECORDED DATE: 07/31/2025 01:27:25 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 AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated June 27, 2023 and recorded under Clerk's File No. 202300002094, in the real property records of Hockley County Texas, with Kenneth Dale Barnett, a single person as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Flat Branch Mortgage Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Kenneth Dale Barnett, a single person securing payment of the indebtedness in the original principal amount of \$137,464.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Kenneth Dale Barnett. Fifth Third Bank N.A. is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Fifth Third Bank, National Association is acting as the Mortgage Servicer for the Mortgagee. Fifth Third Bank, National Association, is representing the Mortgagee, whose address is: Madisonville Operation Center, P.O. Box 630412, Mortgage Loan Servicing, Cincinnati, OH 45263-0412.

Legal Description:

ALL OF LOTS EIGHT (8) AND NINE (9) AND THE SOUTH THIRTY-SEVEN AND ONE-HALF FEE (S/37.5') OF LOT TEN (10), BLOCK THIRTY-ONE (31), ORIGINAL TOWN OF ANTON, HOCKLEY COUNTY, TEXAS, AS SHOWN BY PLAT RECORD IN VOLUME 10, PAGE 100 OF THE DEED RECORDS OF HOCKLEY COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 10/07/2025

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: Hockley County Courthouse, Texas at the following location: At the north door of the Hockley County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee 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 Section 51.009 of 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.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Brad Dickey, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Auction, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on July 29, 2025.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by:

Printed Name:

Nicole Dickey
Nicole Dickey

C&M No. 44-25-01615