

**HOCKLEY COUNTY**  
Jennifer Palermo  
Hockley County Clerk  
802 Houston St. Suite 213  
Levelland, TX 79336  
Phone: 806-894-3185

DOCUMENT #: FC-2026-0022  
RECORDED DATE: 04/09/2026 10:39:18 AM



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**OFFICIAL RECORDING COVER PAGE**

**Document Type:** NOTICE TRUSTEE SALE      **Transaction #:** 960025 - 1 Doc(s)  
**Transaction Reference:**                              **Document Page Count:** 2  
**Document Reference:**                                **Operator Id:** Dromero

**RETURN TO:** ( )

BRAD DICKEY  
6913 114TH ST  
LUBBOCK, TX 79424

**SUBMITTED BY:**

BRAD DICKEY  
6913 114TH ST  
LUBBOCK, TX 79424

DOCUMENT # : FC-2026-0022  
RECORDED DATE: 04/09/2026 10:39:18 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.



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 ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**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.**

**DEED OF TRUST INFORMATION:**

**Date:** 04/30/2021  
**Grantor(s):** GARY THORNE AND SHELBY THORNE, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP , ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$137,464.00  
**Recording Information:** Instrument 202100001537  
**Property County:** Hockley  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 1110 GEORGIA ROAD, LEVELLAND, TX 79336

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Idaho Housing and Finance Association  
**Mortgage Servicer:** Idaho Housing and Finance Association  
**Current Beneficiary:** Idaho Housing and Finance Association  
**Mortgage Servicer Address:** 565 W. Myrtle, Boise, ID 83702

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 5th day of May, 2026  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** AT THE NORTH DOOR OF THE COURTHOUSE in Hockley County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Hockley County Commissioner's Court, at the area most recently designated by the Hockley County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Shawn Schiller, Joshua Sanders, Matthew Hansen, Aleena Litton, Daniel Hart, Dalene VanDerMyden, Bobby Fletcher, Auction.com, LLC, Braden Barnes or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Shawn Schiller, Joshua Sanders, Matthew Hansen, Aleena Litton, Daniel Hart, Dalene VanDerMyden, Bobby Fletcher, Auction.com, LLC, Braden Barnes or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Shawn Schiller, Joshua Sanders, Matthew Hansen, Aleena Litton, Daniel Hart, Dalene VanDerMyden, Bobby Fletcher, Auction.com, LLC, Braden Barnes or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Paul Dickey whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 4/9/20 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Hockley County Clerk and caused it to be posted at the location directed by the Hockley County Commissioners Court.

By:  \_\_\_\_\_

Exhibit "A"

A 1.146 ACRE (49,925.7 SQ. FT) TRACT OF LAND, BEING A PORTION OF THAT 16.75 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1039, PAGE 408, OFFICIAL PUBLIC RECORDS OF HOCKLEY COUNTY, TEXAS (OPRHCT), BEING OUT OF LABOR 18, LEAGUE 721, STATE CAPITOL LAND, HOCKLEY COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT IN THE CENTER OF GEORGIA ROAD AS DESCRIBED IN A 40 FOOT ROAD RESERVATION IN VOLUME 14, PAGE 331, DEED RECORDS OF HOCKLEY COUNTY, TEXAS (DRHCT), IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN VOLUME 162, PAGE 409, DRHCT, FOR THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN VOLUME 1073, PAGE 525, OPRHCT, AND FOR THE NORTHWEST CORNER OF THIS TRACT, WHENCE THE NORTHWEST CORNER OF SAID LABOR 18, IS CALLED TO BEAR N89 DEGREES 15'22"W, 304.39 FEET;

THENCE S89 DEGREES 15'22"E, LEAVING SAID TRACT DESCRIBED IN VOLUME 1073, PAGE 525, AND WITH SAID GEORGIA ROAD, AND THE SOUTH LINE OF SAID TRACT DESCRIBED IN VOLUME 162, PAGE 409, A DISTANCE OF 118.22 FEET TO A POINT, FOR THE NORTHEAST CORNER OF THIS TRACT, WHENCE A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF SAID 16.75 ACRE TRACT AND FOR THE NORTHWEST CORNER OF A 100 ACRE TRACT OF LAND DESCRIBED IN VOLUME 811, PAGE 842, OPRHCT, BEARS S89 DEGREES 15'22"E, 35.59 FEET;

THENCE S00 DEGREES 07'04"E, LEAVING SAID GEORGIA ROAD, AND SAID TRACT DESCRIBED IN VOLUME 162, PAGE 409, AT 20.00 FEET PASS A SET 1/2" IRON ROD WITH BLUE CAP MARKED DELTA LAND SURVEYING IN THE SOUTH LINE OF SAID ROAD RESERVATION, CONTINUING FOR A TOTAL DISTANCE OF 406.05 FEET TO A SET 1/2" IRON ROD WITH BLUE CAP MARKED DELTA LAND SURVEYING, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S86 DEGREES 01'57"W, 124.99 FEET TO A SET 1/2" IRON ROD WITH BLUE CAP MARKED DELTA LANDS SURVEYING, FOR THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN VOLUME 1073, PAGE 525, AND FOR THE SOUTHWEST CORNER OF THIS TRACT, WHENCE A FOUND 1/2" IRON ROD WITH RED CAP MARKED DOUGLAS FOR THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN VOLUME 1073, PAGE 525, BEARS S84 DEGREES 42'50"W, 306.11 FEET;

THENCE N00 DEGREES 46'35"E, WITH THE EAST LINE OF SAID TRACT DESCRIBED IN VOLUME 1073, PAGE 525, AT 396.27 FEET PASS A SET 1/2" IRON ROD WITH BLUE CAP MARKED DELTA LAND SURVEYING, IN THE SOUTH LINE OF SAID ROAD RESERVATION, CONTINUING FOR A TOTAL DISTANCE OF 416.27 FEET TO THE POINT OF BEGINNING.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254