




HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2026-0024 RECORDED DATE: 04/23/2026 11:34:42 AM 
OFFICIAL RECORDING COVER PAGE	
Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference:	Page 1 of 3 Transaction #: 960286 - 2 Doc(s) Document Page Count: 2 Operator Id: Dromero
RETURN TO: () JOSE BAZALDUA 1026 HOLLY LN CANYON, TX 79015	SUBMITTED BY: JOSE BAZALDUA 1026 HOLLY LN CANYON, TX 79015
DOCUMENT # : FC-2026-0024 RECORDED DATE: 04/23/2026 11:34:42 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

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NOTICE OF FORECLOSURE 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 OR 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.

1. *Property to Be Sold.* The property to be sold is described as follows: A 1.35 ACRE TRACT OF LAND OUT OF THE NORTHEAST CORNER OF TRACT TWENTY-TWO (22), OF THE ROPESVILLE FARM PROJECT OUT OF SECTION NINE (9), DONLEY COUNTY SCHOOL LANDS, HOCKLEY COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED ON EXHIBIT A ATTACHED HERETO.
FIELD NOTES OF 1.35 ACRES OUT OF THE NE CORNER OF TRACT 22, ROPESVILLE FARMS PROJECT, HOCKLEY COUNTY, TEXAS;
BEGINNING AT THE NE CORNER OF TRACT 22, FOR THE NE CORNER OF THIS TRACT FROM WHENCE A 40D NAIL FOUND FOR THE NE CORNER OF TRACT 19, BEARS N 0 DEGREES 43 MINUTES 20 SECONDS E, A DISTANCE OF 1820.00 FEET;
THENCE S 0 DEGREES 43 MINUTES 20 SECONDS W, ALONG THE E/LINE OF TRACT 22, A DISTANCE OF 210.00 FEET TO THE SE CORNER OF THIS TRACT;
THENCE N 89 DEGREES 01 MINUTES 10 SECONDS W, AT 40 FEET PASS A 3/8 INCH IR SET FOR REFERENCE IN THE W/LINE OF FM HIGHWAY 168, IN ALL A TOTAL DISTANCE OF 280.00 FEET TO A 3/8 INCH IR SET FOR THE SW CORNER OF THIS TRACT;
THENCE N 0 DEGREES 43 MINUTES 20 SECONDS E, A DISTANCE OF 210.00 TO A 3/8 INCH IR SET IN THE N/LINE OF TRACT 22 FOR THE NW CORNER OF THIS TRACT;
THENCE S 89 DEGREES 01 MINUTES 10 SECONDS E, ALONG THE N/LINE OF TRACT 22, AT 240.00 FEET PASS A 3/8 INCH IR SET FOR REFERENCE IN THE W/LINE OF FM HIGHWAY 168 IN ALL A TOTAL DISTANCE OF 280.00 FEET TO THE PLACE OF BEGINNING.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 08/16/2006 and recorded in Book 791 Page 525 Document 06-3199 real property records of Hockley County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 06/02/2026
Time: 01:00 PM
Place: Hockley County, Texas at the following location: NORTH DOOR OF THE HOCKLEY COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.


4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. 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.

5. *Obligations Secured.* The Deed of Trust executed by DAVID DALTON, provides that it secures the payment of the indebtedness in the original principal amount of \$72,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. ROCKET MORTGAGE, LLC is the current mortgagee of the note and deed of trust and ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is ROCKET MORTGAGE, LLC c/o ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* ROCKET MORTGAGE, LLC obtained a Order from the 286th District Court of Hockley County on 10/29/2025 under Cause No. 250327617. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

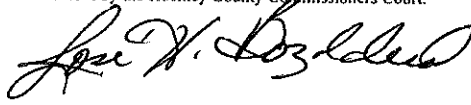
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
✓ Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.auction.com or (800) 280-2832

Certificate of Posting

I am Rose A. Bazaldua whose address is c/o AVT Title Services, L.L.C, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 4-23-2022 I filed 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.




HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2026-0025 RECORDED DATE: 04/23/2026 11:34:43 AM 
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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

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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: 05/31/2019
Grantor(s): EMMANUEL R REALYVASQUEZ, A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CARDINAL FINANCIAL COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$109,971.00
Recording Information: Book 1119 Page 436 Instrument 00001652
Property County: Hockley
Property: (See Attached Exhibit "A")
Reported Address: 104 W MCCALLON ST, SUNDOWN, TX 79372

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 7th day of July, 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 or Meagan Vlasak or Arthur Demske, 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 or Meagan Vlasak or Arthur Demske, 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.

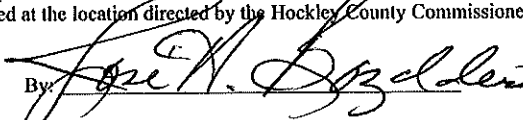
Substitute Trustee(s): Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Shawn Schiller, Joshua Sanders, Matthew Hansen, Aleena Litton, Daniel Hart, Dalene VanDerMyden, Bobby Fletcher,, Auction.com, LLC, Braden Barnes or Jamie E. Silver or Meagan Vlasak or Arthur Demske, any to 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 Jose A. Bazaldua whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 4-23-2026 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"

ALL OF LOTS TWENTY-EIGHT (28), TWENTY-NINE (29), AND THIRTY (30), BLOCK FIVE (5), BOOGER CITY ADDITION TO THE CITY OF SUNDOWN, HOCKLEY COUNTY, TEXAS.

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