




HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2023-0060 RECORDED DATE: 10/16/2023 09:02:11 AM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 5
Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference:	Transaction #: 912843 - 1 Doc(s) Document Page Count: 4 Operator Id: PKiser	
RETURN TO: () RONALD BYRD PO BOX 156 FARWELL, TX 79325	SUBMITTED BY: RONALD BYRD PO BOX 156 FARWELL, TX 79325	
DOCUMENT # : FC-2023-0060 RECORDED DATE: 10/16/2023 09:02:11 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. <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

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***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Charles Green, Lisa Bruno, Patrick Zwiers, Kristopher
Holub, Dana Kamin, Aarti Patel, Ronald Byrd, Kevin Key,
Jay Jacobs
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000066-22-4

APN R10239

TO No 220267159

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on July 21, 2017, AMANDA MARTINEZ AN UNMARRIED WOMAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ALLAN B. POLUNSKY as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for PRIMELENDING, A PLAINSCAPITAL COMPANY, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$67,504.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on July 21, 2017 as Document No. 00002336 in Book 1070, on Page 480 and that said Deed of Trust was modified by Modification Agreement and recorded December 16, 2022 as Instrument Number 202200004381 in Hockley County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN R10239

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Charles Green, Lisa Bruno, Patrick Zwiers, Kristopher Holub, Dana Kamin, Aarti Patel, Ronald Byrd, Kevin Key, Jay Jacobs** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Lakeview Loan Servicing, LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.


NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, January 2, 2024 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Hockley County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Hockley County Courthouse, 802 Houston Street, Levelland, TX 79336, or in the area designated by the Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Lakeview Loan Servicing, LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Lakeview Loan Servicing, LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 12th day of October, 2023.



By: Aart Patel
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX07000066-22-4

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TO No 220267159

EXHIBIT "A"

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

EXHIBIT "A"

7130 SQUARE FEET LOCATED IN LOT TWELVE (12), HOBGOOD ADDITION, A SUBDIVISION OF BLOCK A, EAST SIDE ACREAGE OF THE ORIGINAL TOWN OF ANTON, HOCKLEY COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN VOLUME 154, PAGE 233, HOCKLEY COUNTY DEED RECORDS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IR SET FOR THE NE CORNER OF THE W/75' OF LOT 12 AND THE NE CORNER OF THIS TRACT, BEING THE NE CORNER OF THE TRACT DESCRIBED IN VOLUME 874, PAGE 73 OF HOCKLEY COUNTY OFFICIAL REAL PROPERTY RECORDS;

THENCE S 0° 29' 23" W, A DISTANCE OF 142.00 FEET TO A 1/2" IR SET FOR THE SE CORNER OF THIS TRACT;

THENCE N 89° 30' 37" W, A DISTANCE OF 39.24 FEET TO A 1/2" IR SET FOR THE SW CORNER OF THIS TRACT;

THENCE N 0° 27' 30" W, A DISTANCE OF 41.77 FEET TO A 1/2" IR SET FOR A CORNER OF THIS TRACT;

THENCE N 43° 28' 15" W, A DISTANCE OF 23.84 FEET TO A 1/2" IR SET FOR A CORNER OF THIS TRACT;

THENCE N1 ° 11' 35" E, A DISTANCE OF 83.08 FEET TO A 1/2" IR SET FOR THE NW CORNER OF THIS TRACT;

THENCE S 89° 30' 37" E, A DISTANCE OF 55.46 FEET TO THE PLACE OF BEGINNING.