
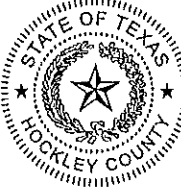



HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2024-0008 RECORDED DATE: 04/04/2024 10:05:19 AM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference:	Transaction #: 917571 - 1 Doc(s) Document Page Count: 2 Operator Id: PKiser	
RETURN TO: () BYRD REALTY PO BOX 156 FARWELL, TX 79325	SUBMITTED BY: BYRD REALTY PO BOX 156 FARWELL, TX 79325	
DOCUMENT # : FC-2024-0008 RECORDED DATE: 04/04/2024 10:05:19 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 SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 122296-TX

Date: April 3, 2024

County where Real Property is Located: Hockley

ORIGINAL MORTGAGOR: SAMUEL LEE BAILEY AND WIFE, CHANDRA ANN BAILEY

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR FIRSTCAPITAL BANK OF TEXAS,
N.A., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: Flagstar Bank, N.A

DEED OF TRUST DATED 9/30/2010, RECORDING INFORMATION: Recorded on 10/1/2010, as Instrument No.
00003208 in Book OR 887 Page 131

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): THE WEST FIFTY FEET (W/50') OF LOT
TWENTY-SIX (26) AND THE EAST THIRTY FEET (E/30') OF LOT TWENTY-SEVEN (27), BLOCK SIX
(6) OF THE COUNTRY CLUB ADDITION TO THE CITY OF LEVELLAND, HOCKLEY COUNTY,
TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 5/7/2024, the foreclosure sale will be conducted in
Hockley County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The
trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on
any lien indebtedness superior to the Deed of Trust.

Flagstar Bank, N.A is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the
Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Flagstar Bank, N.A, as
Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC
c/o Flagstar Bank, N.A
5151 Corporate Drive
Troy, Michigan 48098-2639

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



Matter No.: 122296-TX

authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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 RONALD BYRD, KEVIN KEY, JAY JACOBS, PAUL A. HOEFKER or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 8880 Rio San Diego Drive, Suite 725, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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.

By: 

Paul A. Hoefker, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108

Return to:

ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036