




HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2025-0001 RECORDED DATE: 01/10/2025 12:27:18 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 6
Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference:	Transaction #: 947796 - 1 Doc(s) Document Page Count: 5 Operator Id: Jreyna	
RETURN TO: () DICKEY BRAD	SUBMITTED BY: DICKEY BRAD	
<p>DOCUMENT # : FC-2025-0001 RECORDED DATE: 01/10/2025 12:27:18 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

DEED OF TRUST INFORMATION:

Grantor(s)	Kyle Ryan Strube	Deed of Trust Date	November 3, 2022
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Prosperity Bank, its successors and assigns	Original Principal	\$200,000.00
Recording Information	Instrument #: 202200003981 in Hockley County, Texas	Original Trustee	David Zalman
Property Address	104 Holly Cir., Levelland, TX 79336	Property County	Hockley

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Prosperity Bank	Mortgage Servicer	Prosperity Bank
Current Beneficiary	Prosperity Bank	Mortgage Servicer Address	2101 Custer Road, Plano, TX 75075

SALE INFORMATION:

Date of Sale	02/04/2025
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	The North door to the Courthouse in Hockley County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Hockley County Commissioner's Court.
Substitute Trustees	Ronald Byrd, Kevin Key, Jay Jacobs, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Aarti Patel, Auction.com, Ronald Byrd, Brad Dickey, Nicole Dickey, Mike Quartaro, Keith Rodgers, Drew Dickey, Kevin Key, Jay Jacobs, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
LOT TWO (2), BLOCK TWENTY (20), COUNTRY CLUB ADDITION TO THE CITY OF LEVELLAND, HOCKLEY COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN CABINET A, SLIDE 226 OF THE PLAT RECORDS OF HOCKLEY COUNTY, TEXAS.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders

NOTICE OF TRUSTEE'S SALE

are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

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.

Dated December 26, 2024.

/s/ Selim H. Taherzadeh
Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: TAHERZADEH, PLLC
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

11/12/2024 3:13:42 pm

CAUSE NO. P06619

IN THE ESTATE OF	§	IN THE COUNTY COURT
KYLE RYAN STRUBE,	§	OF
DECEASED	§	HOCKLEY COUNTY, TEXAS

AGREED ORDER GRANTING APPLICATION TO FORECLOSE LIENS

BE IT REMEMBERED that on this day came on to be considered the Application to Foreclose Liens Pursuant to Tex. Est. Code §355.155(b), filed by Prosperity Bank, Applicant, in the above entitled and numbered case. Citation or notice has been posted and Return of Citation filed as required with the Court at least ten days before the submission of this Order. No response to the Application to Foreclose Liens has been filed or served in this case by the Independent Co-Administrators of the Estate of Kyle Ryan Strube, or by any parties in interest prior to the submission of this Order, and Prosperity Bank and the Independent Co-Administrators of the Estate of Kyle Ryan Strube have reached agreement as to the subject matter of the Application to Foreclose Liens. The Court, based upon its review of the Application to Foreclose Liens, representations of the attorneys of record, the record in this case, and finding that agreement has been reached between the parties as evidenced by the signatures of their respective attorneys of records affixed hereto, finds that the liens held by Prosperity Bank are valid and fully perfected, that there is default in payment under the contracts that secure payment of Applicant’s claims, that the claims owed to Prosperity Bank are matured, due and owing in full to Prosperity Bank, and that Prosperity Bank should be authorized to foreclose its liens, as follows:

IT IS THEREFORE ORDERED that Prosperity Bank, Applicant, is authorized to foreclose on its liens against that certain real property located at 104 Holly Cir., Levelland, Texas 79336, said real property being located in Hockley County, Texas, and more fully described as follows:

LOT TWO (2), BLOCK TWENTY (20), COUNTRY CLUB ADDITION TO THE CITY OF LEVELLAND, HOCKLEY COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN CABINET A, SLIDE 226 OF THE PLAT RECORDS OF HOCKLEY COUNTY, TEXAS.

Which currently has the address of 104 Holly Cir., Levelland, Texas 79336.

IT IS FURTHER ORDERED that Prosperity Bank, Applicant, shall foreclose its liens in accordance with the provisions of that certain first lien Deed of Trust dated November 3, 2022, executed by Decedent and recorded at Document Number 202200003981 in the Official Public Records of Hockley County, Texas ("Deed of Trust"), with foreclosure to be conducted by Trustee or Substitute Trustee appointed by Prosperity Bank.

SIGNED this ____ day of _____ 11/12/2024 _____, 2024.



JUDGE PRESIDING

AGREED AS TO FORM AND CONTENT:

By: 

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**Attorneys for Thomas D. Strube and
Sandra L. Strube, Independent Administrators
of the Estate of Kyle Ryan Strube**