




<b>HOCKLEY COUNTY</b> Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	<b>DOCUMENT #:</b> FC-2025-0019 <b>RECORDED DATE:</b> 03/20/2025 11:53:47 AM 	
<b>OFFICIAL RECORDING COVER PAGE</b>		Page 1 of 4
<b>Document Type:</b> NOTICE TRUSTEE SALE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 949159 - 1 Doc(s) <b>Document Page Count:</b> 3 <b>Operator Id:</b> Dromero	
<b>RETURN TO:</b> () ELIZABETH CARDENAS 2810 BEACHWOOD ODESSA, TX 79761	<b>SUBMITTED BY:</b> ELIZABETH CARDENAS 2810 BEACHWOOD ODESSA, TX 79761	
<b>DOCUMENT # :</b> FC-2025-0019 <b>RECORDED DATE:</b> 03/20/2025 11:53:47 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.**

2330 E. ELLIS STREET  
LEVELLAND, TX 79336

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NOTICE OF [SUBSTITUTE] 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.

1. Date, Time, and Place of Sale.

Date: May 06, 2025

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE NORTH DOOR OF THE HOCKLEY COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 27, 2022 and recorded in Document INSTRUMENT NO. 202200001524 real property records of HOCKLEY County, Texas, with BYRON ONEIL BRANCH AND TERRA ANDERSON HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BYRON ONEIL BRANCH AND TERRA ANDERSON HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$225,060.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING  
601 OFFICE CENTER DRIVE  
SUITE 100  
FORT WASHINGTON, PA 19034



2330 E. ELLIS STREET  
LEVELLAND, TX 79336

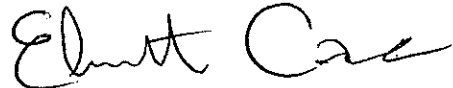
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THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BRAD DICKY, whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.




Israel Saucedo



Certificate of Posting

My name is Elizabeth Cardenas, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 3/20/25 I filed at the office of the HOCKLEY County Clerk and caused to be posted at the HOCKLEY County courthouse this notice of sale.



Declarants Name: Elizabeth Cardenas

Date: 3/20/25

2330 E. ELLIS STREET  
LEVELLAND, TX 79336

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HOCKLEY

**EXHIBIT "A"**

A 6.201 ACRE (270120.0 SF) TRACT OF LAND, BEING ALL OF THOSE THREE TRACTS DESCRIBED IN VOLUME 922, PAGE 776, OFFICIAL PUBLIC RECORDS, HOCKLEY COUNTY, TEXAS (OPRHCT), AND BEING A PORTION OF LABOR THREE (3), LEAGUE TWENTY-SEVEN (27), HOOD COUNTY SCHOOL LAND, HOCKLEY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD, NEAR THE CENTER OF ELLIS STREET, AS DEDICATED IN VOLUME 125, PAGE 51, DEED RECORDS, HOCKLEY COUNTY, TEXAS, (DRHCT), IN THE NORTH LINE OF SAID LABOR 3, FOR THE NORTHWEST CORNER OF THE PLAT LIMITS OF MCINROE ACRES, AS RECORDED IN PLAT CABINET A, SLIDE 217, PLAT RECORDS, HOCKLEY COUNTY, TEXAS (PRHCT), AND FOR THE NORTHEAST CORNER OF THIS TRACT, WHENCE A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF SAID LABOR 3 BEARS S89DEG12'54"E, 865.82 FEET;

THENCE S00DEG 34'30"W, LEAVING SAID NORTH LINE OF LABOR 3, AND WITH THE WEST LINE OF SAID MCINROE ACRES, AT 20.00 FEET PASS A SET 1/2" IRON ROD WITH BLUE CAP MARKED DELTA LAND SURVEYING, IN THE SOUTH LINE OF SAID ELLIS STREET, AT 165.00 FEET A FOUND 1/2" IRON ROD FOR THE NORTHWEST CORNER OF LOT 10, BLOCK 1, SAID MCINROE ACRES, AT 285.00 FEET PASS A FOUND 3/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 10, AT 325.00 FEET PASS A FOUND 3/8" IRON ROD FOR THE NORTHWEST CORNER OF LOT 20, BLOCK 2, SAID MCINROE ACRES, AT 445.00 FEET PASS A FOUND 3/8" IRON ROD FOR THE SOUTHWEST CORNER OF SAID LOT 20, CONTINUING FOR A TOTAL DISTANCE OF 730.83 FEET TO A FOUND 1/2" PIPE, FOR THE NORTHEAST CORNER OF A 1.95 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1128, PAGE 260, OPRHCT, AND FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N88DEG 46'53"W, WITH THE NORTH LINE OF SAID 1.95 ACRE TRACT, AT 136.43 FEET PASS A FOUND 1/2" IRON ROD WITH RED CAP, CONTINUING FOR A TOTAL DISTANCE OF 137.30 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 1.95 ACRE TRACT, FOR THE NORTHEAST CORNER OF A 30.69 ACRE TRACT RECORDED IN VOLUME 925, PAGE 13, OPRHCT, AND FOR A CORNER OF THIS TRACT, WHENCE A FOUND 3/8" IRON ROD IN THE WEST LINE OF SAID 1.95 ACRE TRACT BEARS S00DEG 36'01"W, 1.00 FEET, AND A FOUND 3/8" IRON ROD FOR THE SOUTHWEST CORNER OF SAID 1.95 ACRE TRACT BEARS S00DEG 36'01"W, 618.18 FEET;

THENCE N89DEG 13'24"W, LEAVING SAID 1.95 ACRE TRACT AND WITH SAID 30.69 ACRE TRACT, 230.02 FEET TO A FOUND 1/2" IRON ROD WITH RED CAP, FOR A CORNER OF SAID 30.69 ACRE TRACT, AND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N00DEG 09'23"W, CONTINUING WITH SAID 30.69 ACRE TRACT, 256.86 FEET TO A SET 1/2" IRON ROD WITH BLUE CAP MARKED DELTA LAND SURVEYING FOR A CORNER OF SAID 30.69 ACRE TRACT, FOR THE SOUTHEAST CORNER OF A 2.869 ACRE TRACT RECORDED IN DOCUMENT NO. 202200001182, OPRHCT AND FOR A CORNER OF THIS TRACT, WHENCE A FOUND 1/2" IRON ROD BEARS N87DEG 29'08"E, 2.90 FEET;

THENCE N00DEG 34'06"E, LEAVING SAID 30.69 ACRE TRACT, AND WITH THE EAST LINE OF SAID 2.869 ACRE TRACT, AT 453.00 FEET PASS A SET 1/2" IRON ROD WITH BLUE CAP MARKED DELTA LANDSURVEYING IN THE SOUTH LINE OF SAID ELLIS STREET, WHENCE A FOUND 1/2" IRON ROD WITH RED CAP BEARS S89DEG 12'54"E, 3.40 FEET, CONTINUING FOR A TOTAL DISTANCE OF 473.00 FEET TO A FOUND NAIL AND SHINER MARKED DELTA LAND SURVEYING, NEAR THE CENTER OF SAID ELLIS STREET, IN THE NORTH LINE OF SAID LABOR 3, FOR THE NORTHEAST CORNER OF SAID 2.869 ACRE TRACT, AND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S89DEG 12'54"E, LEAVING SAID 2.869 ACRE TRACT, AND WITH SAID ELLIS STREET AND THE NORTH LINE OF SAID LABOR 3, 370.65 FEET TO THE POINT OF BEGINNING.