




HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2025-0024 RECORDED DATE: 05/01/2025 11:09:14 AM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 2
Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference:	Transaction #: 950168 - 1 Doc(s) Document Page Count: 1 Operator Id: Dromero	
RETURN TO: () NICOLE DICKEY 6913 114TH ST LUBBOCK, TX 79424	SUBMITTED BY: NICOLE DICKEY 6913 114TH ST LUBBOCK, TX 79424	
DOCUMENT # : FC-2025-0024 RECORDED DATE: 05/01/2025 11:09:14 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

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Filed for Record
at 11:00'clock A.M.

MAY 01 2025

Jander P. P. P.
County Clerk, Hockley County, Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HOCKLEY County

Deed of Trust Dated: June 21, 2021

Amount: \$153,861.00

Grantor(s): MARK RAMOS and MARY CHRISTINE GARCIA

Original Mortgagee: CITY BANK DBA CITY BANK MORTGAGE

Current Mortgagee: CITY BANK

Mortgagee Address: CITY BANK, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 202100002218

Legal Description: ALL OF LOT EIGHT (8), BLOCK ONE (1) OF THE A.J. KAUFFMAN SUBDIVISION, AN ADDITION TO THE CITY OF LEVELLAND, HOCKLEY COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN CABINET A, SLIDE 154 OF THE PLAT RECORDS OF HOCKLEY COUNTY, TEXAS.

Date of Sale: July 1, 2025 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HOCKLEY County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

BRAD DICKEY OR KEVIN KEY, JAY JACOBS, CHARLES GREEN, LISA BRUNO, PATRICK ZWIERS, RONALD BYRD, KRISTOPHER HOLUB, DANA KAMIN, AARTI PATEL, NICOLE DICKEY, MIKE QUARTARO, KEITH RODGERS, DREW DICKEY have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.

Anthony Alan Garcia
Anthony Alan Garcia, ATTORNEY AT LAW
HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2025-001416

Nicole Dickey
Printed Name: Nicole Dickey
c/o Service Link
7301 N. Hwy 161, Ste. 305
Irving, Texas 75039