




<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-2025-0049 <b>RECORDED DATE:</b> 09/11/2025 01:17:57 PM 
<b>OFFICIAL RECORDING COVER PAGE</b>	
<b>Document Type:</b> NOTICE TRUSTEE SALE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 955758 - 1 Doc(s) <b>Document Page Count:</b> 2 <b>Operator Id:</b> Dromero
<b>RETURN TO:</b> () BRAD DICKEY	<b>SUBMITTED BY:</b> BRAD DICKEY
<p>DOCUMENT # : FC-2025-0049  RECORDED DATE: 09/11/2025 01:17:57 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>   <b>Jennifer Palermo</b>  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 ACCELERATION AND NOTICE OF 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.**

**DEED OF TRUST INFORMATION:**

**Date:** 05/09/2023  
**Grantor(s):** OLIVIA FRANCO, AN UNMARRIED WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS  
NOMINEE FOR CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP,  
ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$165,232.00  
**Recording Information:** Instrument 202300001508  
**Property County:** Hockley  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 504 BATTERY ROAD, LEVELLAND, TX 79336-7628

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Idaho Housing and Finance Association  
**Mortgage Servicer:** Idaho Housing and Finance Association  
**Current Beneficiary:** Idaho Housing and Finance Association  
**Mortgage Servicer Address:** 565 W. Myrtle, Boise, ID 83702

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 7th day of October, 2025  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** AT THE NORTH DOOR OF THE COURTHOUSE in Hockley County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Hockley County Commissioner's Court, at the area most recently designated by the Hockley County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Shawn Schiller, Joshua Sanders, Matthew Hansen, Aleena Litton, Daniel Hart, Dalene VanDerMyden, Bobby Fletcher, Auction.com, LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Shawn Schiller, Joshua Sanders, Matthew Hansen, Aleena Litton, Daniel Hart, Dalene VanDerMyden, Bobby Fletcher, Auction.com, LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Shawn Schiller, Joshua Sanders, Matthew Hansen, Aleena Litton, Daniel Hart, Dalene VanDerMyden, Bobby Fletcher,, Auction.com, LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Brad Dickey whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 9/11/25 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Hockley County Clerk and caused it to be posted at the location directed by the Hockley County Commissioners Court.

By: \_\_\_\_\_

Exhibit "A"

A 0.5080 (21,816.9 SQ. FT.) ACRE TRACT OF LAND, BEING THAT SAME TRACT OF LAND DESCRIBED IN VOLUME 1126, PAGE 183, OFFICIAL PUBLIC RECORDS OF HOCKLEY COUNTY, TEXAS (OPRHCT), BEING OUT OF LABOR EIGHT (8), LEAGUE SEVENTY-TWO (72), VAL VERDE COUNTY SCHOOL LAND, HOCKLEY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, NEAR THE WEST EDGE OF BATTERY ROAD DESCRIBED IN VOLUME 324, PAGE 448, DEED RECORDS OF HOCKLEY COUNTY, TEXAS (DRHCT), IN THE EAST LINE OF A TRACT DESCRIBED IN VOLUME 374, PAGE 245 DRHCT, FOR THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN VOLUME 1106, PAGE 662, OPRHCT, AND FOR THE SOUTHWEST CORNER OF THIS TRACT, WHENCE A FOUND RAILROAD SPIKE FOR THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN VOLUME 1106, PAGE 662, BEARS S00 DEGREES 34'00"W, 236.15 FEET, AND WHENCE THE SOUTHEAST CORNER OF SAID LABOR 8 IS CALLED TO BEAR S89 DEGREES 13'00"E, 1263.00 FEET;

THENCE N00 DEGREES 34'00"E, LEAVING SAID TRACT DESCRIBED IN VOLUME 1106, PAGE 662, AND WITH SAID BATTERY ROAD, AND THE EAST LINE OF SAID TRACT DESCRIBED IN VOLUME 374, PAGE 245, A DISTANCE OF 205.82 FEET (CALLED 206.75 FEET) TO A POINT FOR THE SOUTHWEST CORNER OF A 1.0 ACRE TRACT DESCRIBED IN VOLUME 656, PAGE 483, OPRHCT, AND THE NORTHWEST CORNER OF THIS TRACT, WHENCE A SET IN REFERENCE NAIL AND SHINER MARKED DELTA LAND SURVEYING BEARS S30 DEGREES 20'23"E, 23.36 FEET;

THENCE S89 DEGREES 13'00"E, LEAVING SAID BATTERY ROAD, AND SAID TRACT DESCRIBED IN VOLUME 374, PAGE 245, DRHCT, AND WITH THE SOUTH LINE OF SAID 1.0 ACRE TRACT, 106.00 FEET TO A POINT, FOR THE NORTHWEST CORNER OF A 0.5 ACRE TRACT DESCRIBED IN VOLUME 957, PAGE 230, OPRHCT, AND FOR THE NORTHEAST CORNER OF THIS TRACT, WHENCE A FOUND 3/8" IRON ROD FOR THE NORTHEAST CORNER OF A TRACT DESCRIBED IN VOLUME 623, PAGE 300, BEARS S89 DEGREES 13'00"E, 315.00 FEET;

THENCE S00 DEGREES 34'00"W, LEAVING SAID 1.0 ACRE TRACT, AND WITH THE WEST LINE OF SAID 0.5 ACRE TRACT, AT 20.00 FEET PASS A SET IN REFERENCE 1/2" IRON ROD WITH BLUE CAP MARKED DELTA LAND SURVEYING, CONTINUING FOR A TOTAL DISTANCE OF 205.82 FEET (CALLED 206.75 FEET) TO A SET 1/2" IRON ROD MARKED DELTA LAND SURVEYING, IN THE NORTH LINE OF SAID TRACT DESCRIBED IN VOLUME 1106, PAGE 662, FOR THE SOUTHWEST CORNER OF SAID 0.5 ACRE TRACT, AND THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N89 DEGREES 13'00"W, LEAVING SAID 0.5 ACRE TRACT, AND WITH THE NORTH LINE OF SAID TRACT RECORDED IN VOLUME 1106, PAGE 662, A DISTANCE OF 106.00 FEET TO THE POINT OF BEGINNING.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254