




<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-2025-0069 <b>RECORDED DATE:</b> 11/10/2025 12:18:24 PM 	
<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> 956964 - 1 Doc(s) <b>Document Page Count:</b> 3 <b>Operator Id:</b> PKiser	
<b>RETURN TO:</b> () NICOLE DICKEY 6913 114TH ST LEVELLAND, TX 79336	<b>SUBMITTED BY:</b> NICOLE DICKEY 6913 114TH ST LEVELLAND, TX 79336	
<b>DOCUMENT # :</b> FC-2025-0069 <b>RECORDED DATE:</b> 11/10/2025 12:18:24 PM  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**

**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.**

**DATE, TIME, PLACE OF SALE:**

**Date:** Tuesday, the 6th day of January, 2026  
**Time:** 1:00 PM or not later than three hours after that time  
**Place:** AT "At the north door of the Hockley County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court" in Hockley County, Texas.

**TERMS OF SALE:** CASH

**DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:**

**Date:** March 23, 2023  
**Grantor(s):** FRANK MATA JR, An unmarried man  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for MORTGAGE SOLUTIONS OF COLORADO, LLC., its successors and assigns.  
**Original Principal:** \$138,000.00  
**Recording Information:** Deed Inst.# 202300000865,  
**Current Mortgage/Beneficiary:** MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A MORTGAGE SOLUTIONS FINANCIAL  
**Secures:** The Promissory Note (the "Note") in the original principal amount of \$138,000.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

**MODIFICATIONS AND RENEWALS:**

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

**PROPERTY TO BE SOLD:**

**Property County:** Hockley  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** 307 E 5th St, Sundown, TX 79372  
**Condition and Important Recitals:** Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

**Mortgage Servicer:** Mortgage Solutions Financial Servicing, a division of Mortgage Solutions of Colorado, LLC  
**Mortgage Servicer Address:** 7450 Campus Dr. Suite 200, Colorado Springs, CO 80920

**SUBSTITUTE TRUSTEE(S):**

McCalla Raymer Leibert Pierce, LLP, Auction.com LLC

**SUBSTITUTE TRUSTEE ADDRESS:**

1320 Greenway Drive, Suite 780 Irving, TX 75038

**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.**

/s/ Coury Jacocks

Coury Jacocks - Bar #: 24014306

Attorney for MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A

MORTGAGE SOLUTIONS FINANCIAL

Coury.Jacocks@mccalla.com

1320 Greenway Drive, Suite 780

Irving, TX 75038

(469) 942-7141 Office

(469) 469-6670 Fax

**DOCUMENT PREPARED BY:**

McCalla Raymer Leibert Pierce, LLP  
1320 Greenway Drive, Suite 780 Irving, TX 75038  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Michelle Dickey whose address is 1320 Greenway Dr, Irving, TX 75038 I declare  
under penalty perjury that 11.10.25 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.

**Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038**

**EXHIBIT "A"**

**Lots Eighteen (18) and Nineteen (19), Block Twenty-nine (29), School Addition to the City of Sundown, Hockley County, Texas, as shown by Plat recorded in Cabinet A, Slide 62 of the Plat Records of Hockley County, Texas.**