




HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St, Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2025-0073 RECORDED DATE: 11/20/2025 11:17:52 AM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference:	Transaction #: 957155 - 1 Doc(s) Document Page Count: 2 Operator Id: Dromero	
RETURN TO: () BRAD DICKEY 6913 114TH ST LUBBOCK, TX 79424	SUBMITTED BY: BRAD DICKEY 6913 114TH ST LUBBOCK, TX 79424	
DOCUMENT # : FC-2025-0073 RECORDED DATE: 11/20/2025 11:17:52 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.

NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows: A 1.35 ACRE TRACT OF LAND OUT OF THE NORTHEAST CORNER OF TRACT TWENTY-TWO (22), OF THE ROPESVILLE FARM PROJECT OUT OF SECTION NINE (9), DONLEY COUNTY SCHOOL LANDS, HOCKLEY COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED ON EXHIBIT A ATTACHED HERETO.

BEGINNING AT THE NE CORNER OF TRACT 22, FOR THE NE CORNER OF THIS TRACT FROM WHENCE A 40D NAIL FOUND FOR THE NE CORNER OF TRACT 19, BEARS N 0 DEGREES 43 MINUTES 20 SECONDS E, A DISTANCE OF 1820.00 FEET;
THENCE S 0 DEGREES 43 MINUTES 20 SECONDS W, ALONG THE E/LINE OF TRACT 22, A DISTANCE OF 210.00 FEET TO THE SE CORNER OF THIS TRACT;
THENCE N 89 DEGREES 01 MINUTES 10 SECONDS W, AT 40 FEET PASS A 3/8 INCH IR SET FOR REFERENCE IN THE W/LINE OF FM HIGHWAY 168, IN ALL A TOTAL DISTANCE OF 280.00 FEET TO A 3/8 INCH IR SET FOR THE SW CORNER OF THIS TRACT;
THENCE N 0 DEGREES 43 MINUTES 20 SECONDS E, A DISTANCE OF 210.00 TO A 3/8 INCH IR SET IN THE N/LINE OF TRACT 22 FOR THE NW CORNER OF THIS TRACT;
THENCE S 89 DEGREES 01 MINUTES 10 SECONDS E, ALONG THE N/LINE OF TRACT 22, AT 240.00 FEET PASS A 3/8 INCH IR SET FOR REFERENCE IN THE W/LINE OF FM HIGHWAY 168 IN ALL A TOTAL DISTANCE OF 280.00 FEET TO THE PLACE OF BEGINNING.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/16/2006 and recorded in Book 791 Page 525 Document 06-3199 real property records of Hockley County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 01/06/2026

Time: 01:00 PM

Place: Hockley County, Texas at the following location: NORTH DOOR OF THE HOCKLEY COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

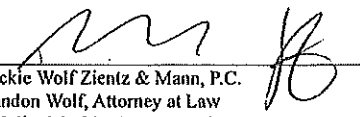
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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.

5. Obligations Secured. The Deed of Trust executed by DAVID DALTON, provides that it secures the payment of the indebtedness in the original principal amount of \$72,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC is the current mortgagee of the note and deed of trust and NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC c/o NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. NATIONSTAR MORTGAGE LLC obtained a Order from the 286th District Court of Hockley County on 10/29/2025 under Cause No. 250327617. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.auction.com or (800) 280-2832

Certificate of Posting

I am Brad Dickey whose address is AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,
Houston, TX 77056. I declare under penalty of perjury that on 11/12/25 I filed 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.