

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

#43

2023 NOV -2 PM 12: 57

116 HILLTOP
WHITNEY, TX 76692

0000009912163

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: December 05, 2023

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

Place: THE EAST DOOR OF THE HILL 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 July 15, 2011 and recorded in Document VOLUME 1683, PAGE 342 (INSTRUMENT NO. 00044767) real property records of HILL County, Texas, with JOY THOMAS, A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOY THOMAS, A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$64,539.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. 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. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC
635 WOODWARD AVE.
DETROIT, MI 48226



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 RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, KRISTOPHER HOLUB, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, ASHLEE LUNA, DONNA STOCKMAN, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, OR STOCKMAN FORECLOSURE SERVICES INC. 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 _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the HILL County Clerk and caused to be posted at the HILL County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN HILL COUNTY, TEXAS, AND BEING ALL OF LOT ONE HUNDRED SIXTY-FIVE (165) AND A PART OF LOT(S) ONE HUNDRED FORTY-SEVEN (147) AND ONE HUNDRED SIXTY-FOUR (164), LOMA ALTA SUBDIVISION, HILL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 162, PAGE 125, DEED RECORDS, HILL COUNTY, TEXAS.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN FM WEATHERED SURVEY, ABSTRACT 930, HILL COUNTY, TEXAS, AND BEING ALL OF LOT 165, PART OF LOTS 164 AND 147 OF THE LOMA ALTA SUBDIVISION ON LAKE WHITNEY, HILL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 162 PAGE 126 OF THE DEED RECORDS, HILL COUNTY, TEXAS AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED FROM IRVING B BLANTON, ETUX TO LLOYD L MOOSE ETUX DATED SEPTEMBER 15 1977 RECORDED IN VOLUME 564 PAGE 451 OF THE DEED RECORDS, HILL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1" STEEL PIPE FOUND FOR A CORNER THE SOUTHEAST CORNER OF SAID LOT 165 LYING IN THE NORTHERLY RIGHT OF WAY LINE OF CREEK ROAD;

THENCE SOUTH 59 DEGREES 50 MINUTES 18 SECONDS WEST AT 100.00 FEET PASSING THE SOUTHWEST CORNER OF SAID LOT 165, IN ALL 110.00 FEET ALONG THE NORTHERLY LINE OF SAID ROAD TO A 5/8 INCH IRON SET FOR A CORNER;

THENCE NORTH 26 DEGREES 10 MINUTES 46 SECONDS WEST 150.48 FEET TO A 5/8 INCH IRON SET FOR A CORNER IN THE NORTHERLY LINE OF SAID LOT 164 AND THE SOUTHERLY LINE OF LOT 148 OF SAID SUBDIVISION;

THENCE NORTH 60 DEGREES 06 MINUTES 25 SECONDS EAST 10.00 FEET TO A 5/8 INCH IRON SET FOR A CORNER THE SOUTHWEST CORNER OF SAID LOT 147;

THENCE NORTH 26 DEGREES 10 MINUTES 42 SECONDS WEST 150.43 FEET TO A 1/2 INCH IRON FOUND FOR A CORNER THE NORTHWEST CORNER OF SAID LOT 147 LYING IN THE SOUTHERLY RIGHT OF WAY LINE OF HILLTOP ROAD;

THENCE NORTH 60 DEGREES 22 MINUTES 29 SECONDS EAST 94.19 FEET ALONG THE SOUTHERLY LINE OF SAID HILLTOP ROAD TO A 5/8 INCH IRON FOUND FOR A CORNER;

THENCE SOUTH 26 DEGREES 28 MINUTES 39 SECONDS EAST 149.94 FEET TO A 5/8 INCH IRON SET FOR A CORNER LYING IN THE SOUTHERLY LINE OF SAID LOT 147 THE NORTHERLY LINE OF SAID LOT 165;

THENCE NORTH 60 DEGREES 06 MINUTES 25 SECONDS EAST 5.00 FEET TO A 5/8 INCH IRON SET FOR A CORNER THE SOUTHEAST CORNER OF SAID LOT 147 THE NORTHEAST CORNER OF SAID LOT 165;

THENCE SOUTH 26 DEGREES 10 MINUTES 00 SECONDS EAST (BEARING BASE LINE) 149.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.70 ACRE OF LAND MORE OR LESS.