

710 CHILTON ST
MARLIN, TX 76661

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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: August 02, 2022

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: FALLS COUNTY COURTHOUSE 1910 INDUSTRIAL PARK RD. MARLIN, TX 76661 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 April 14, 2015 and recorded in Document CLERK FILE NO 00000692 real property records of FALLS County, Texas, with JACOB MOORE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JACOB MOORE, securing the payment of the indebtednesses in the original principal amount of \$78,449.00, 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

CO. CLK. FALLS CO.

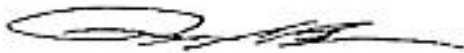
JUN 16 2022

FILED 5:30P M



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 PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, KRISTOPHER HOLUB, AARTI PATEL, AMY ORTIZ, DYLAN RUIZ, KATHLEEN ADKINS, REID RUPLE, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY 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.



Ryan Bourgeois

Certificate of Posting

My name is Beatrice Carrillo, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 6/16/22 I filed at the office of the FALLS County Clerk and caused to be posted at the FALLS County courthouse this notice of sale.

Beatrice Carrillo
Declarant's Name: Beatrice Carrillo
Date: 6/16/22

EXHIBIT "A"

BEING A 0.348 ACRE TRACT SITUATED IN QUTLOT 23 NW, CITY OF MARLIN, FALLS COUNTY, TEXAS AND ALSO BEING CALLED LOTS 5C AND 5H, SAID TRACT BEING ALL OF THAT CALLED 0.35 ACRE TRACT DESCRIBED IN THE DEED TO MORLEY, ARARRANT AND ARARRANT LP RECORDED IN VOL. 260, PAGE 297, OFFICIAL RECORDS OF FALLS COUNTY, TEXAS (F.C.O.R.), AND ALSO BEING PART OF THE OFFICIAL PLAT RECORDED IN VOL. 23, PAGE 33, DEED RECORDS OF FALLS COUNTY, TEXAS (F.C.D.R.), SAID 0.348 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND RAILROAD SPIKE IN THE NORTH EDGE OF A DRIVEWAY AND THE EAST LINE OF CHILTON STREET FOR THE SOUTHWEST CORNER OF SAID 0.35 ACRE TRACT AND THIS TRACT, SAME BEING THE NORTHWEST CORNER OF THE LINDA K. SISSOM TRACT OF RECORD IN VOL. 251, PAGE 514, F.C.D.R.;

THENCE N 9DEG 29' 21" W WITH THE WEST LINE OF SAID 0.35 ACRE TRACT AND THE EAST LINE OF SAID CHILTON STREET, AT 84.15 FT. A FOUND 1/2" IRON ROD IN THE NORTH HALF OF A GRAVEL DRIVEWAY, IN ALL 85.29 FT. TO A POINT FOR THE NORTHWEST CORNER OF SAID 0.35 ACRE TRACT AND THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF THE AUGUSTA KAY JOHNSON TRACT OF RECORD IN VOL. 91, PAGE 508, F.C.O.R.;

THENCE N 83DEG. 29' 26" E 177.50 FT. WITH THE NORTH LINE OF SAID 0.35 ACRE TRACT AND THE SOUTH LINE OF SAID JOHNSON TRACT, AND INTERSECTING AND FOLLOWING ALONG A CHAIN-LINK FENCE TO A 3" CHAIN-LINK FENCE CORNER POST IN THE WEST LINE OF THE FEDEILA J. ERSKINE TRACT OF RECORD IN VOL. 260, PAGE 639, F.C.D.R. FOR THE NORTHEAST CORNER OF SAID 0.35 ACRE TRACT AND THIS TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID JOHNSON TRACT;

THENCE S 8DEG. 40' 13" E 86.13 FT. WITH THE EAST LINE OF SAID 0.35 ACRE TRACT AND THE WEST LINE OF SAID ERSKINE TRACT TO A FOUND 1/2" IRON ROD AT THE BASE OF A CHAIN-LINK FENCE CORNER FOR THE SOUTHEAST CORNER OF SAID 0.35 ACRE TRACT AND THIS TRACT, SAME BEING THE NORTHEAST CORNER OF THE PATRICIA ABATE MCCOY TRACT OF RECORD IN VOL. 300, PAGE 116, F.C.D.R.;

THENCE S 83DEG. 46' 49" W (BASIS OF BEARING) 176.31 FT. ALONG-A PARTIAL FENCE, AND WITH THE SOUTH LINE OF SAID 0.35 ACRE TRACT, AND ALSO WITH THE NORTH LINE OF SAID MCCOY TRACT AND SAID SISSOM TRACT TO THE POINT OF BEGINNING, CONTAINING 0.348 ACRES.