

1992 COUNTY ROAD 330  
EASTLAND, TX 76448

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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: November 01, 2022

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

Place: THE FRONT STEPS ON THE SOUTH ENTRANCE OF THE EASTLAND 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 April 08, 2020 and recorded in Document INSTRUMENT NO. 2020-001180 real property records of EASTLAND County, Texas, with SAMUEL COOPER MCDUFF, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by SAMUEL COOPER MCDUFF, securing the payment of the indebtednesses in the original principal amount of \$254,758.00, 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 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



RECEIVED 10:04A  
CATHY BENTHO, COUNTY CLERK  
SEP 12 2022  
EASTLAND COUNTY, TEXAS  
BY: [Signature]

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**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 TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, JAMIE OSBORNE, JONATHAN SCHENDEL, RAMIRO CUEVAS, CHARLES GREEN OR AUCTION.COM 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 EASTLAND County Clerk and caused to be posted at the EASTLAND County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

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EASTLAND

**EXHIBIT "A"**

LAND SITUATED IN THE CITY OF EASTLAND IN THE COUNTY OF EASTLAND IN THE STATE OF TX

FIELD NOTES OF A SURVEY OF REAL PROPERTY AND IMPROVEMENT SITUATED ON A 4.41 ACRE TRACT OF LAND OUT OF AND PART OF THE SE/4 OF SECTION 4 BLOCK 4, H. & T. C.R. R. CO. SURVEY, ABSTRACT NO. 408, EASTLAND COUNTY, TEXAS. SAID LAND BEING DESCRIBED IN A DEED FROM LARRY DON WILHELM TO MYRDDIN T. JONES RECORDED IN VOLUME 2611 PAGE 283 OF THE OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS. THIS SURVEY OF SAID 4.41 ACRES BEING MADE FOR MYRDDIN T. JONES BY VIRTUE OF HIS REQUEST AND BEING MOTE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR WITH SURVEY CAP # 5085 SET FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT AND THE NORTHEAST CORNER OF A 25.00 ACRE TRACT CONVEYED TO LARRY DON WILHELM BY DEED RECORDED IN DOCUMENT # 2017002694, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS AND BEING LOCATED NORTH 00 DEGREES 16 MINUTES 35 SECONDS EAST 565.75 FEET AND NORTH 89 DEGREES 43 MINUTES 29 SECONDS WEST 84.00 FEET FROM THE SOUTHEAST CORNER OF THE SE/4 OF SECTION 4 BLOCK 4, H. & T. C.R. R. CO. SURVEY.

THENCE SOUTH 77 DEGREES 43 MINUTES 46 SECONDS WEST, 288.45 FEET WITH THE SOUTH LINE OF THIS DESCRIBED TRACT AND THE SOUTH LINE OF MYRDDIN T. JONES 4.41 ACRE TRACT, SAME BEING THE EASTERLY MOST NORTH LINE OF LARRY DON WILHELM 25.00 ACRE TRACT, TO A 1/2' REBAR WITH SURVEY CAP# 5085 SET FOR AN ANGLE CORNER OF THIS DESCRIBED TRACT.

THENCE NORTH 63 DEGREES 16 MINUTES 36 SECONDS WEST, 217.49 FEET WITH THE SOUTH LINE OF THIS DESCRIBED TRACT AND THE SOUTH LINE OF MYRDDIN T. JONES 4.41 ACRE TRACT, SAME BEING THE EASTERLY MOST NORTH LINE OF LARRY DON WILHELM 25.00 ACRE TRACT, TO A 1/2' REBAR WITH SURVEY CAP# 5085 SET FOR AN ANGLE CORNER OF THIS DESCRIBED TRACT.

THENCE NORTH 20 DEGREES 21 MINUTES 45 SECONDS EAST, WITH THE WEST LINE OF THIS DESCRIBED TRACT AND WEST LINE OF MYRDDIN T. JONES 4.41 ACRE TRACT, SAME BEING THE NORTHERLY MOST EAST LINE OF LARRY DON WILHELM 25.00 ACRETRACT, AT 157.70 FEET PASSING THE NORTHERLY MOST NORTHEAST CORNER OF SAID LARRY DON WILHELM 25.00 ACRE TRACT AND INTERIOR CORNER OF THE REMAINDER PORTION OF A 72.56 ACRE TRACT CONVEYED TO LARRY DON WILHELM BY DEED RECORDED IN VOLUME 2197 PAGE 122, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS, THENCE CONTINUING ALONG SAME COURSE FOR A TOTAL DISTANCE OF 313.65 FEET TO A 1/2' REBAR WITH SURVEY CAP # 5085 SET FOR AN ANGLE CORNER OF THIS DESCRIBED TRACT.

THENCE NORTH 53 DEGREES 13 MINUTES 40 SECONDS EAST, 112.96 FEET WITH THE NORTH LINE OF THIS DESCRIBED TRACT AND THE NORTH LINE OF MYRDDIN T. JONES 4.41 ACRE TRACT, SAME BEING AN INTERIOR LINE OF LARRY DON WILHELM REMAINDER PORTION OF SAID 72.56 ACRE TRACT, TO A 1/2' REBAR WITH SURVEY CAP # 5085 SET FOR AN ANGLE CORNER OF THIS DESCRIBED TRACT.

THENCE NORTH 31 DEGREES 53 MINUTES 50 SECONDS EAST, 116.13 FEET WITH THE NORTH LINE OF THIS DESCRIBED TRACT AND THE NORTH LINE OF MYRDDIN T. JONES 4.41 ACRE TRACT, SAME BEING AN INTERIOR LINE OF LARRY DON WILHELM REMAINDER PORTION OF SAID 72.56 ACRE TRACT, TO A 1/2 REBAR WITH SURVEY CAP # 5085 SET FOR AN ANGLE CORNER OF THIS DESCRIBED TRACT.

THENCE SOUTH 75 DEGREES 51 MINUTES 54 SECONDS EAST, 155.91 FEET WITH THE NORTH LINE OF THIS DESCRIBED TRACT AND THE NORTH LINE OF MYRDDIN T. JONES 4.41 ACRE TRACT, SAME BEING AN INTERIOR LINE OF LARRY DON WILHELM REMAINDER PORTION OF SAID 72.56 ACRE TRACT, TO A 1/2 REBAR WITH SURVEY CAP # 5085 SET FOR AN ANGLE CORNER OF THIS DESCRIBED TRACT.

THENCE SOUTH 33 DEGREES 47 MINUTES 37 SECONDS EAST, 136.29 FEET WITH THE NORTH LINE OF THIS DESCRIBED TRACT AND THE NORTH LINE OF MYRDDIN T. JONES 4.41 ACRE TRACT, SAME BEING AN INTERIOR LINE OF LARRY DON WILHELM REMAINDER PORTION OF SAID 72.56 ACRE TRACT, TO A 1/2' REBAR WITH SURVEY CAP # 5085 SET FOR

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AN ANGLE CORNER OF THIS DESCRIBED TRACT.

THENCE SOUTH 01 DEGREES 57 MINUTES 58 SECONDS WEST, 345.63 FEET WITH THE EAST LINE OF THIS DESCRIBED TRACT AND THE EAST LINE OF MYRDDIN T.JONES 4.41 ACRE TRACT, SAME BEING AN INTERIOR LINE OF LARRY DON WILHELM REMAINDER PORTION OF SAID 72.56 ACRE TRACT, TO THE PLACE OF BEGINNING AND CONTAINING 4.41 ACRES OF LAND.

BEARINGS ON THE ABOVE 4.41 ACRE TRACT WERE BASED UPON GRID NORTH, WGS 84, GPS SURVEYING SYSTEM.