

**NOTICE OF ACCELERATION AND NOTICE OF 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.**

**DEED OF TRUST INFORMATION:**

**Date:** 04/26/2022  
**Grantor(s):** JERRY W. BRITTON, A SINGLE MAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$112,917.00  
**Recording Information:** Instrument 2022002234  
**Property County:** Cass  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 500 BLAYLOCK ST, LINDEN, TX 75563

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgage:** Rocket Mortgage, LLC f/k/a Quicken Loans, LLC  
**Mortgage Servicer:** Rocket Mortgage, LLC  
**Current Beneficiary:** Rocket Mortgage, LLC f/k/a Quicken Loans, LLC  
**Mortgage Servicer Address:** 1050 Woodward Ave., Detroit, MI 48226

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 2nd day of July, 2024  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** THE NORTH ENTRANCE OF THE CASS COUNTY COURTHOUSE LOCATED ON HOUSTON STREET, LINDEN, TEXAS in Cass County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Cass County Commissioner's Court, at the area most recently designated by the Cass County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and  
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and  
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

**AMY L. VARNELL  
CASS COUNTY CLERK**

**2024 JUN 10 AM 11:35**

**FILED FOR RECORD**

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

#### Certificate of Posting

I am Robert LaMont whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on June 10, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Cass County Clerk and caused it to be posted at the location directed by the Cass County Commissioners Court.

By:   
Robert LaMont, June 10, 2024

Exhibit "A"

A CERTAIN 0.506 OF AN ACRE TRACT OF LAND LOCATED IN THE MATTHEW POWELL SURVEY, A-858 IN CASS COUNTY TEXAS, THIS TRACT BEING PREVIOUSLY DESCRIBED IN DOCUMENT #2018001427 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON DAVE HAMILTON MAPPING AND SURVEYING PLAT #1768, DATED APRIL 1, 2022. NORTH IS BASED ON STATE PLANE GRID NORTH NAD 83 TEXAS NORTH CENTRAL ZONE AS DETERMINED BY G.P.S. OBSERVATIONS ON THE MONUMENTED NORTH RIGHT OF WAY OF EAST VANCE STREET. UNLESS OTHERWISE NOTED ALL INSTRUMENTS REFERENCED IN THIS DESCRIPTION ARE RECORDED IN THE REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS.

BEGINNING AT A 1/2" IRON ROD WITH CAP #5154 (TYPICAL) SET ON THE NORTH RIGHT OF WAY OF EAST VANCE STREET AND THE EAST RIGHT OF WAY OF NORTH BLALOCK STREET FOR THE SOUTHWEST CORNER OF THIS TRACT FROM WHICH BEARS A FOUND 3/4" AXLE, S 88 DEGREES 19' W 1.7 FEET;  
THENCE: N 01 DEGREES 55' W 105.0 FEET ALONG SAID EAST RIGHT OF WAY TO A 1/2" IRON ROD, TYPICAL, SET FOR THE SOUTHWEST CORNER OF A CALLED 0.5 OF AN ACRE TRACT DESCRIBED IN VOLUME 1109, PAGE 487 AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE: N 88 DEGREES 19' E 210.0 FEET ALONG A COMMON LINE BETWEEN THE SAID 0.5 OF AN ACRE TRACT AND THIS TRACT TO A 1/2" IRON ROD, TYPICAL, SET ON A WEST LINE OF A TRACT DESCRIBED IN DOCUMENT #37242 FOR THE SOUTHEAST CORNER OF THE SAID 0.5 OF AN ACRE TRACT AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE: S 01 DEGREES 55' E 105.0 FEET ALONG A COMMON LINE BETWEEN THE TRACT DESCRIBED IN DOCUMENT #37242 AND THIS TRACT TO A 1/2" IRON ROD, TYPICAL, SET ON SAID NORTH RIGHT OF WAY, FOR AN ELL CORNER OF THE TRACT DESCRIBED IN DOCUMENT #37242 AND THE SOUTHEAST CORNER OF THIS TRACT;

THENCE: S 88 DEGREES 19' W 210.0 FEET ALONG SAID NORTH RIGHT OF WAY TO THE POINT OF BEGINNING, THIS TRACT BEING SUBJECT TO ALL EASEMENTS OF RECORD.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254