

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: 12/12/2014
Grantor(s): GERALD A. SULLEY, A MARRIED MAN, AND JAMI SULLEY, HIS WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR QUICKEN LOANS INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$108,000.00
Recording Information: Book 1180 Page 47 Instrument 3722
Property County: Young
Property: (See Attached Exhibit "A")
Reported Address: 416 UPPER TONK VALLEY RD, GRAHAM, TX 76450-6794

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of November, 2023
Time of Sale: 01:00PM or within three hours thereafter.
Place of Sale: UNDER THE PORTICO AT THE NORTH ENTRANCE OF THE COURTHOUSE in Young County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Young County Commissioner's Court, at the area most recently designated by the Young 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 Guy Wiggs, Donna Stockman, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Stockman Foreclosure Services Inc., Ramiro Cuevas, Jonathan Harrison, Patrick Zwiers, Angie Uselton, Dana Kamin, Misty McMillan, 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. Guy Wiggs, Donna Stockman, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Stockman Foreclosure Services Inc., Ramiro Cuevas, Jonathan Harrison, Patrick Zwiers, Angie Uselton, Dana Kamin, Misty McMillan, 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.

FILED FOR RECORD

OCT 05 2023

**ANN FORD, COUNTY CLERK
YOUNG COUNTY, TEXAS**

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): Guy Wiggs, Donna Stockman, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Stockman Foreclosure Services Inc., Ramiro Cuevas, Jonathan Harrison, Patrick Zwiers, Angie Uselton, Dana Kamin, Misty McMillan, 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 _____ whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Young County Clerk and caused it to be posted at the location directed by the Young County Commissioners Court.

By: _____

Exhibit "A"

BEING 5.03 ACRES OUT OF THE H.H. FERGUSON SURVEY, ABSTRACT NO. 1310, YOUNG COUNTY, TEXAS. SAID 5.03 ACRES BEING THE SAME LAND DESCRIBED IN VOL. 1123 PG. 435 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY. SAID 5.03 ACRES BEING DESCRIBED IN METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF SAID FERGUSON SURVEY FROM WHICH THE NORTHEAST CORNER OF SAID SURVEY BEARS S 79 DEGREES 59'21" E 1083.69 FEET; THENCE S 10 DEGREES 08'54" W 730.5 WITH AN EXISTING FENCE TO A 1/2 INCH IRON ROD FOUND IN THE CENTER OF UPPER TONK VALLEY ROAD; THENCE S 79 DEGREES 45'05"W 298.47 FEET WITH THE CENTERLINE OF SAID ROAD TO A SPIKE FOUND FOR CORNER; THENCE N 10 DEGREES 07'55" E 833.85 FEET ALONG AN EXISTING FENCE TO A POINT FOR CORNER AT THE BASE OF A FENCE CORNER; THENCE S 79 DEGREES 59'22" E 280.0 FEET WITH THE NORTH LINE OF SAID SURVEY AND WITH AN EXISTING FENCE TO THE POINT OF BEGINNING CONTAINING 5.03 ACRES MORE OR LESS.

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