

DEC 30 2025

NOTICE OF SUBSTITUTE TRUSTEE'S SALEJANET BROWN, COUNTY CLERK
TYLER COUNTY, TEXAS
By *Johnson*

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.

Matter No.: 140771-TX

Date: December 18, 2025

County where Real Property is Located: Tyler

ORIGINAL MORTGAGOR: PHILLIP R. YOUNG A MARRIED MAN AND DORA YOUNG, HIS WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR QUICKEEN LOANS, INC., ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

MORTGAGE SERVICER: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

DEED OF TRUST DATED 1/12/2018, RECORDING INFORMATION: Recorded on 1/29/2018, in Book 1183
Page 647 and later modified by a loan modification agreement recorded on 7/28/2022 under Instrument No. 22-2999
BK 1308 PG 242

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING A TRACT OR PARCEL CONTAINING
10.56 ACRES OF LAND OUT OF THE A. BAKER SURVEY, ABSTRACT NUMBER 1035, AND THE J.A.
BAKER SURVEY, ABSTRACT NUMBER 880, IN THE TYLER COUNTY, TEXAS, AND BEING OUT OF
AND A PART OF A 10.69 ACRE TRACT RECORDED IN VOLUME 1158, PAGE 218, DEED RECORDS
OF TYLER COUNTY, TEXAS, SAID 10.56 ACRE TRACT BEING MORE PARTICULARLY
DESCRIBED BY METES AND BOUNDS AS FOLLOWS: MORE COMPLETELY DESCRIBED IN
ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 2/3/2026, the foreclosure sale will be conducted in Tyler County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is acting as the Mortgage Servicer for Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., as Mortgage Servicer, is representing the Mortgagee, whose address is:

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
 635 Woodward Ave
 Detroit, MI 48226-1906



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 property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE AUCTION.COM, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By: *Hollis Hamilton*

Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:

ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

Being a tract or parcel containing 10.56 acres of land out of the A. Baker Survey, Abstract Number 1035, and the J. A. Baker Survey, Abstract Number 880, in Tyler County, Texas, and being out of and a part of a 10.69 acre tract recorded in Volume 1158, Page 218, Deed Records of Tyler County, Texas, said 10.56 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a $\frac{1}{4}$ -inch iron rod capped RPLS 2512 found at the Northwest corner of a 4.00 acre tract recorded in Volume 737, Page 764, Deed Records of Tyler County, Texas and also being in the South line of a 14.00 acre tract recorded in Volume 363, Page 825, Deed Records of Tyler County, Texas and being the most Northerly Northeast corner of said 10.69 acre tract, said $\frac{1}{4}$ -inch iron rod having a State Plane Coordinate value of Y=10220,514.77 and X=4,206,568.48;

THENCE, South 01 deg. 54 min. 16 sec. East, along the West line of said 4.00 acre tract for a distance of 399.18 feet (record = South 00 deg. 34 min. 21 sec. West, 399.22 feet) to a $\frac{1}{4}$ -inch iron rod capped RPLS 2512 found at the Southwest corner of said 4.00 acre tract;

THENCE, North 87 deg. 29 min. 00 sec. East, along the South line of said 4.00 acre tract for a distance of 165.68 feet (record = South 87 deg. 58 min. 47 sec. East, 165.66 feet) to a $\frac{1}{4}$ -inch iron rod capped RPLS 2512 found at the Northwest corner of a 0.39 acre tract recorded in Volume 1171, Page 171, Deed Records of Tyler County, Texas;

THENCE, South 67 deg. 32 min. 17 sec. East, along the South line of said 0.39 acre tract for a distance of 298.34 feet (record = South 65 deg. 02 min. 29 sec. East, 298.22 feet) to a $\frac{1}{4}$ -inch iron rod capped RPLS 2512 found in the West line of a 28.00 acre tract recorded in Volume 873, Page 809, Deed Records of Tyler County, Texas;

THENCE, South 01 deg. 49 min. 36 sec. East, along the West line of said 28.00 acre tract for a distance of 131.54 feet (record = South 00 deg. 34 min. 22 sec. West, 131.47 feet) to an axle found in the Easterly North line of a 18.597 acre tract recorded in Volume 1154, Page 676, Deed Records of Tyler County, Texas and being in the South line of said A. Baker Survey and the North line of said J.A. Baker Survey;

THENCE, South 86 deg. 26 min. 06 sec. West, along the Easterly North line of said 18.597 acre tract and the South line of said A. Baker Survey and the North line of said J.A. Baker Survey for a distance of 137.45 feet (record = South 88 deg. 56 min. 36 sec. West, 137.62 feet) to a $\frac{1}{4}$ -inch iron rod found for corner;

THENCE, South 02 deg. 25 min. 36 sec. West, along the Northerly West line of said 18.597 acre tract for a distance of 171.22 feet (record = South 09 deg. 14 min. 17 sec. West, 170.07 feet) to a 4-inch iron pipe found for corner;

THENCE, South 88 deg. 07 min. 39 sec. West, along the Westerly North line of said 18.597 acre tract for a distance of 141.39 feet (record = North 88 deg. 09 min. 51 sec. West, 141.80 feet) to a $\frac{1}{4}$ -inch iron rod capped RPLS 2512 set at the Southeast corner of a 0.21 acre tract recorded in Volume 1173, Page 560, Deed Records of Tyler County, Texas;

THENCE, North 38 deg. 35 min. 44 sec. East, along the residue of said 10.69 acre tract for a distance of 27.49 feet (record = North 36 deg. 53 min. 52 sec. East) to a $\frac{1}{4}$ -inch iron rod capped RPLS 2512 set for corner;

THENCE, North 85 deg. 51 min. 39 sec. West, along the residue of said 10.69 acre tract for a distance of 26.41 feet (record = North 87 deg. 33 min. 34 sec. West) to a $\frac{1}{4}$ -inch iron rod capped RPLS 2512 set for corner;

THENCE, North 04 deg. 08 min. 18 sec. East, along the residue of said 10.69 acre tract for a distance of 36.31 feet (record = North 02 deg. 26 min. 26 sec. East) to a $\frac{1}{4}$ -inch iron rod capped RPLS 2512 set for corner;

THENCE, North 85 deg. 51 min. 36 sec. West, along the residue of said 10.69 acre tract for a distance of 25.74 feet (record = North 87 deg. 33 min. 34 sec. West) to a $\frac{1}{4}$ -inch iron rod capped RPLS 2512 set for corner;

THENCE, North 04 deg. 08 min. 17 sec. East, along the residue of said 10.69 acre tract for a distance of 29.70 feet (record = North 02 deg. 26 min. 26 sec. East) to a $\frac{1}{4}$ -inch iron rod capped RPLS 2512 set for corner;

THENCE, North 85 deg. 53 min. 56 sec. West, along the residue of said 10.69 acre tract for a distance of 76.90 feet (record = North 87 deg. 33 min. 34 sec. West, 73.73 feet) to a $\frac{1}{4}$ -inch iron rod capped RPLS 2512 set in the East line of a 2.66 acre tract recorded in Volume 675, Page 783, Deed Records of Tyler County, Texas;

THENCE, North 02 deg. 20 min. 17 sec. East, along the East line of said 2.66 acre tract for a distance of 63.27 feet (record = North 07 deg. 41 min. 45 sec. East, 71.66 feet) to a $\frac{1}{4}$ -inch iron pipe found in the South line of said A. Baker Survey and the North line of said J.A. Baker Survey and being the Northeast corner of said 2.66 acre tract;

THENCE, South 85 deg. 41 min. 35 sec. West, along the North line of said 2.66 acre tract and the North line of a 7.98 acre tract recorded in Volume 697, Page 833, Deed Records of Tyler County, Texas and the South line of said A. Baker Survey and the North line of said J.A. Baker Survey for a distance of 522.09 feet (record = South 88 deg. 19 min. 39 sec. West, 528.15 feet) to a concrete monument stamped T-78 found at the most Westerly Southwest corner of said 10.66 acre tract and being in the East line of the Beatty, Seale and Foxwood Survey, Abstract Number 732 and a 637.07 acre tract recorded in Volume 902, Page 666, Deed Records of Tyler County, Texas;

THENCE, North 04 deg. 30 min. 19 sec. West, along the East line of said Beatty, Seale and Foxwood Survey and said 637.07 acre tract for a distance of 680.97 feet (record = North 01 deg. 15 min. 06 sec. West, 637.98 feet) to a fence post found at the Southwest corner of said 14.00 acre tract;

THENCE, North 97 deg. 30 min. 53 sec. East, along the South line of said 14.00 acre tract for a distance of 505.88 feet (deed = East, 505.93 feet) to the POINT OF BEGINNING and containing 10.56 acres of land.

Note: Bearings, distances and coordinates referenced to the Texas State Plane Coordinate System, Central Zone (4203), NAD 83, Grid scale factor: 0.999909022.

17-219
01/10/18

