

F20240004

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.: 112510-TX

Date: April 24, 2024

County where Real Property is Located: Terry

ORIGINAL MORTGAGOR: JOHNNY ROE AND BEVERLY ROE, HUSBAND AND WIFE
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR ROCKET MORTGAGE, LLC, FKA
QUICKEN LOANS, LLC, ITS SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC
MORTGAGE SERVICER: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

DEED OF TRUST DATED 8/2/2021, RECORDING INFORMATION: Recorded on 8/17/2021, as Instrument No. 283341

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 3, BLOCK 5, SUNRISE ADDITION, TO THE CITY OF BROWNFIELD, TERRY COUNTY, TEXAS, AS SHOWN BY REVISED PLAT RECORDED IN VOLUME 166, PAGE 111, DEED RECORDS, TERRY COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 6/4/2024, the foreclosure sale will be conducted in Terry 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 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
c/o 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.



V24 P9

F 20240004

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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 RONALD BYRD, KEVIN KEY, JAY JACOBS, RAMIRO CUEVAS, CARY CORENBLUM, LISA BRUNO, CHARLES GREEN, PATRICK ZWIERS, AUCTION.COM, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON 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: Casper Rankin
Casper J. Rankin, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108

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SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

v24 pg 10

FILED FOR RECORD	
BY	<i>[Signature]</i>
8:21	MAY 02 2024 A.M.
COUNTY CLERK-TERRY COUNTY, TEXAS	