

#24

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 6th day of January, 2026
Time: 1:00 PM or not later than three hours after that time
Place: AT Gaines County Courthouse, 101 South Main, Seminole, TX 79360 in Gaines County, Texas.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: December 7, 2023
Grantor(s): ADRIANE ISIAAH TARIN, SINGLE MAN
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First American Bank, its successors and assigns
Original Principal: \$338,751.00
Recording Information: Deed Inst.# 2023-05580,
Current Mortgagee/Beneficiary: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Secures: The Promissory Note (the "Note") in the original principal amount of \$338,751.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Gaines
Property Description: (See Attached Exhibit "A")
Property Address: 243 County Road 401J, Seminole, TX 79360
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Rocket Mortgage, LLC
Mortgage Servicer Address: 1050 Woodward Avenue Detroit, MI 48226

SUBSTITUTE TRUSTEE(S):

McCalla Raymer Leibert Pierce, LLP, Auction.com LLC

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Drive, Suite 780 Irving, TX 75038

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.

/s/ Coury Jacocks

Coury Jacocks - Bar #: 24014306

Attorney for Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

Coury.Jacocks@mccalla.com

1320 Greenway Drive, Suite 780

Irving, TX 75038

(469) 942-7141 Office

(469) 469-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

I am Shelley Nail **Certificate of Posting** whose address is Parish TX. I declare
under penalty perjury that 12-1-25 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Gaines

County Clerk and caused it to be posted at the location directed by the Gaines County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

Surface Estate Only in and to Lots 17 and 18, Apache Crossing, a subdivision in Section 160, Block G, W.T. Ry. Co Survey, Gaines County, Texas, according to a plat recorded in Plat Cabinet Slide #107A of the County Clerk of Gaines County, Texas, SAVE AND EXCEPT a 1.81 acre tract of land in the North part of said Lot 17, as described in Instrument No. 2021-4496, Official Public Records of Gaines County, Texas, said 1.81 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap marked "NEWTON SURVEYING" found for the Northwest corner of said Lot 17, for the Northwest corner of this tract;

THENCE N.83°26'00"E. 608.06 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" found for the Northeast corner of said Lot 17, for the Northeast corner of this tract (bearings compared to the Texas Coordinate System of 1983, North Central Zone, distances are true at an averaged surface elevation);

THENCE S.02°09'44"W., along the East line of said Lot 17, a distance of 157.60 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING?" set for the Southeast corner of this tract;

THENCE S.87°57'05"W. 580.55 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" set in the West line of said Lot 17, for the Southwest corner of this tract;

THENCE in a Northwesterly direction along the arc of a circular curve to the left having a radius of 1103.65 feet and along the West line of said Lot 17 (L. C. = N.09°22'26"W. 110.18 feet) a distance of 110.23 feet to the PLACE OF BEGINNING

01/17/25 2:43P m
Terri Berry, County Clerk
Gaines County, Texas
BY Ki. Guter
Deputy