

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.

1. Date, Time, and Place of Sale.

Date: April 06, 2021

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE FRONT STEPS OF THE TERRELL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 23, 2010 and recorded in Document VOLUME 108, PAGE 364 real property records of TERRELL County, Texas, with GERALD JOSEPH PYKA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by GERALD JOSEPH PYKA, securing the payment of the indebtednesses in the original principal amount of \$55,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. QUICKEN LOANS, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o QUICKEN LOANS, LLC
635 WOODWARD AVE.
DETROIT, MI 48226

No. _____
FILED TIME 1:35pm

FEB 25 2021
Raeline Thompson
CLERK, COUNTY COURT, TERRELL CO., TEXAS
BY: _____ DEPUTY



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead FAITH FLORES, CHARLES GREEN, SHELLEY NAIL, DONNA TROUT, KRISTINA MCCRARY, KEVIN KEY, OR JAY JACOBS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Israel Saucedo

Israel Saucedo

Certificate of Posting

My name is *Shelley Nail*, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on *2-25-21* I filed at the office of the TERRELL County Clerk and caused to be posted at the TERRELL County courthouse this notice of sale.

Shelley Nail

Declarants Name: *Shelley Nail*

Date: *2-25-21*

No. _____
FILED TIME *1:35pm*

FEB 25 2021
Raeline Thompson
CLERK, COUNTY COURT, TERRELL CO., TEXAS
BY: _____ DEPUTY

EXHIBIT "A"

ALL OF LOTS NINE (9) AND TEN (10) IN BLOCK F OF THE WILSON ADDITION TO THE TOWN OF SANDERSON, TERRELL COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT OF SAID WILSON ADDITION OF RECORD IN SLEEVE 1, PLAT CABINET RECORDS, TERRELL COUNTY, TEXAS, SAVE AND EXCEPT THAT PART OF LOT TEN (10) CONVEYED IN DEED DATED MAY 11, 1983, EXECUTED BY MONTY C. HARKINS ET AL TO CHARLES R. HONAKER ET AL, RECORDED IN VOLUME 82, PAGE 338, DEED RECORDS, TERRELL COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO -WIT:

BEING 0.067 ACRES OF LAND, MORE OR LESS, OUT OF AND A PART OF LOT 10 IN BLOCK F, OF THE WILSON ADDITION TO THE TOWN OF SANDERSON, TERRELL COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 10, ALSO BEING THE NORTHEAST CORNER OF LOT 11 IN BLOCK F OF THE WILSON ADDITION;

THENCE SOUTH 23 DEGREES 38' WEST A DISTANCE OF 34.50 FEET TO AN IRON STAKE SET IN THE WEST BOUNDARY LINE OF SAID LOT 10, AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 0.067 ACRE TRACT;

THENCE SOUTH 66 DEGREES 22' EAST A DISTANCE OF 17.70 FEET TO AN IRON STAKE, BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 23 DEGREES 38' WEST A DISTANCE OF 165.50 FEET TO AN IRON STAKE SET IN THE SOUTH BOUNDARY LINE OF SAID LOT 10, BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 66 DEGREES 22' WEST A DISTANCE OF 17.70 FEET TO A POINT IN THE SOUTH BOUNDARY LINE OF SAID LOT 10, BEING THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 23 DEGREES 38' EAST A DISTANCE OF 165.50 FEET TO AN IRON STAKE SET IN THE WEST BOUNDARY LINE OF SAID LOT 10, BEING THE NORTHWEST CORNER OF THIS TRACT AND SAME BEING THE POINT OF BEGINNING.

No. _____
FILED TIME 1:35pm

FEB 25 2021
Raeline Thompson
CLERK, COUNTY COURT, TERRELL CO., TEXAS
BY: _____ DEPUTY