

2024-004

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.**

Filed for Record

Matter No.: 119022-TX

This, the 8th day of February 2024
at 2:00 o'clock P M

Date: February 6, 2024

Natalie Carson
NATALIE CARSON, COUNTY CLERK OF

County where Real Property is Located: DeWitt

DeWitt County, Texas

Dambudeny Banda
DEPUTY

ORIGINAL MORTGAGOR: SEAN ALAN CHANCE AND LANETTE YAVONNE CHANCE
HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR QUICKEN 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 1/16/2020, RECORDING INFORMATION: Recorded on 1/22/2020, as Instrument No. 129448

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING AN 37.44 ACRE TRACT OF LAND SITUATED IN THE JOHN MCCOY SURVEY, ABSTRACT 30, DEWITT COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 8.96 ACRE TRACT OF LAND, STYLED SECOND TRACT, DESCRIBED IN A DEED, DATED AUGUST 21, 2003, FROM JONATHAN DANIEL FRELS AND MATTHEW WILLIAM FRELS, EXECUTORS TO JONATHAN DANIEL FRELS AND MATTHEW WILLIAM FRELS, RECORDED IN VOLUME 132, PAGE 394 OF THE OFFICIAL PUBLIC RECORDS OF DEWITT COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN CALLED 32 ACRE TRACT OF LAND, STYLED FIFTH TRACT, DESCRIBED IN A DEED, DATED AUGUST 21 2003, FROM JONATHAN DANIEL FRELS AND MATTHEW WILLIAM FRELS, EXECUTORS TO JONATHON DANIEL FRELS AND MATTHEW WILLIAM FRELS RECORDED IN VOLUME 132, PAGE 394 OF THE OFFICIAL PUBLIC RECORDS OF DEWITT COUNTY, TEXAS; SAID 37.44 ACRE TRACT BEING COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 4/2/2024, the foreclosure sale will be conducted in DeWitt 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 12:00 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



Matter No.: 119022-TX


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 JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN, JANICE STONER, AMY ORTIZ, DANIEL MCQUADE, AUCTION.COM, ALEXIS MENDOZA, JENNYFER SAKIEWICZ, PAUL A. HOEFKER** 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: 

Paul A. Hoefker, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

LEGAL DESCRIPTION
37.44 ACRE TRACT

RECORDER'S MEMORANDUM
All Or Parts Of The Text On This Page
Was Not Legible For Satisfactory
Recognition

THE STATE OF TEXAS)
THE COUNTY OF DEWITT)

TS# 119022-TX

BEING an 37.44 acre tract of land situated in the John McCoy Survey, Abstract 30, DeWitt County, Texas, and being a portion of that certain called 8.96 acre tract of land, styled Second Tract, described in a Deed, dated August 21, 2003, from Jonathan Daniel Felt and Matthew William Felt, Executors to Jonathan Daniel Felt and Matthew William Felt, recorded in Volume 132, Page 794 of the Official Public Records of DeWitt County, Texas, also being a portion of that certain called 32 acre tract of land, styled Fifth Tract, described in a Deed, dated August 21, 2003, from Jonathan Daniel Felt and Matthew William Felt, Executors to Jonathan Daniel Felt and Matthew William Felt, recorded in Volume 132, Page 794 of the Official Public Records of DeWitt County, Texas, said 37.44 acre tract being described by name and bounds as follows:

COMMENCING at an existing 3/8 inch steel rod at the northeast corner of said called 8.96 acre tract, and at the northeast corner of a called 4.00 acre tract of land described by Dustin A. Kenna and spouse, Kary L. Kenna, recorded in Volume 448, Page 798 of the Official Records of said County, and the southeast corner of a called 23.83 acre tract of land described to Robert W. Bush, et ux, recorded in Volume 112, Page 460 of the Official Records of said County, and being in the west right-of-way line of U.S. Highway 183;

THENCE, leaving the west right-of-way line, and with the north line of said called 4.00 acre tract and the south line of said called 33.83 acre tract, South 77°03'37" East, for a distance of 152.37 feet to an existing 3/8 inch steel rod with yellow cap, stamped Urban Surveying Inc., at the northwest corner of said called 4.00 acre tract and in the south line of said called 23.83 acre tract, and in the north line of said called 8.96 acre tract, and at a northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the west line of said called 4.00 acre tract and into said called 8.96 acre tract, South 03°25'34" West, for a distance of 373.43 feet passing the south line of said called 8.96 acre and the north line of the said called 32 acre tract, continuing for an original distance of 411.00 feet to an existing 3/8 inch steel rod with yellow cap, stamped Urban Surveying Inc., at the southwest corner of said called 4.00 acre tract, and being an inside corner of the herein described tract;

THENCE, with the south line of said called 4.00 acre tract and into said called 32 acre tract, South 28°09'34" East, for a distance of 388.03 feet to an existing fence corner post in the west right-of-way line of U.S. Highway 183, and the southeast corner of said called 4.00 acre tract and being the easterly northwest corner of the herein described tract;

THENCE, with the west right-of-way line of U.S. Highway 183, and the east line of said called 32 acre tract, South 03°25'34" West, for a distance of 428.67 feet to a 3/8 inch steel rod set with yellow cap, stamped Urban Surveying Inc., in the west right-of-way line of U.S. Highway 183, and at the northeast corner of a called 0.75 acre tract of land, styled Trust Three, described to Alfredo M. Perez, et ux, recorded in Volume 232, Page 612 of the Official Records of said County, and being the easterly southeast corner of the herein described tract;

THENCE, leaving the west right-of-way line of U.S. Highway 183, and with the north line of said called 0.75 acre tract, and an interior line of said called 32 acre tract, South 03°25'34" West, for a distance of 250.74 feet, to a 3/8 inch steel rod set with yellow cap, stamped Urban Surveying Inc., at the northwest corner of said called 0.75 acre tract and being an inside corner of the herein described tract;

THENCE, with the west line of said 0.75 acre tract, and an interior line of said called 32 acre tract South 03°11'39" East, for a distance of 191.63 feet to a 3/8 inch steel rod set with yellow cap, stamped Urban Surveying Inc., at the southwest corner of a called 0.40 acre tract of land, styled Trust One, described Alfredo M. Perez, et ux, recorded in Volume 232, Page 612 of the Official Records of said County, and being in the north line of a called 1.27 acre tract of land described to Edmund Torer Huffman, recorded in Volume 61, Page 798 of the Official Records of said County, and in the south line of said called 32 acre tract, and being the southerly southeast corner of the herein described tract;

EXHIBIT "A" page 1 of 2

ALL OF WHICH WAS NOT RECORDED
Was Not Legible For Satisfactory
Recordation

TS# 119022-TX

THENCE, with the north line of said 1.27 acre tract, and with the north line of a called 14.06 acre tract of land, styled Tract Three, described in Judy Blankenship, recorded in Volume 1-49, Page 630 of the Official Records of said County, and with the south line of said called 32 acre tract, North $85^{\circ}13'39''$ West, at a distance of 82.37 feet passing an existing $5/8$ inch steel rod at the northeast corner of said 1.27 acre tract and a northwest corner of and in the south line of said called 32 acre tract and the south line of the herein described tract, continuing for an overall distance of 2215.37 feet to an existing $5/8$ inch steel rod at an corner of said called 14.06 acre tract and at the southwest corner of said called 32 acre tract and being the southwest corner of the herein described tract;

THENCE, with an east line of said 14.06 acre tract and the west line of said called 32 acre tract, North $0^{\circ}44'31''$ East, for a distance of 443.88 feet to a $5/8$ inch steel rod set with yellow cap, stamped Urban Surveying Inc., at a northeast corner of said called 14.06 acre tract, and at the northwest corner of said called 32 acre tract and being the northwest corner of the herein described tract;

THENCE, with the south line of the said called 32.83 acre tract, North $78^{\circ}05'37''$ East, at a distance of 825.56 feet passing a northwest corner of said called 32 acre tract and the southwest corner of the said called 1.56 acre tract, continuing for an overall distance of 2819.37 feet to THE POINT OF BEGINNING CONTAINING, within these notes and bounds 32.44 acres of land more or less.