day of February 2024

o'clock Carson

NATALIE CARSON, COUNTY CLERK OF DeWitt County, Texas

## **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 for Record

Matter No.: 119022-TX

Date: February 6, 2024

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County where Real Property is Located: DeWitt

ORIGINAL MORTGAGOR:

SEAN ALAN CHANCE AND LANETTE YAVONNE CHANDEPUTY

**HUSBAND AND WIFE** 

**ORIGINAL MORTGAGEE:** 

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS

This, the 8th

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



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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 Mortgagee 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.

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 Test On This Page Was Not Legible For Satisfactory Recordation

THE STATE OF TEXAS)

TS# 119022-TX

REPOG on JXAV core rept of land situated in the John McCoy Survey, Abstract 10, DoWht County, Torse, and being a gorden of that estain solid 5.56 acre sunt of land, styled Second Treet, destribed in a Doed, dated argent 21, 2003, from Jamelson Desilel Freis and Mathemy William Freis, estained in Volume 132, Page 794 of the Official Public Records of DoWin County, Terre, also being a person of first certain colds 32 converses of Freis, expended Fifth Tract, described in a Deed, dated Asignet 21, 2003, from Jonathan Duniel Freis and Edithon William Freis, Excentract to Jonathan Duniel Preis and Edithon William Freis, Excentract to Jonathan Duniel Preis and Edithon William Freis, Excentract to Jonathan Duniel Preis and Edithon William Freis, Excentract to Jonathan Duniel Preis and Edithon William Freis, Excentract to Jonathan Duniel Preis and Edithon William Freis, Excentract to Jonathan Duniel Preis and Edithon William Freis, Excentract to Jonathan Duniel Preis and Edithon William Freis, Excentract to Jonathan Duniel Preis and Edithon William Freis, Edithon Freis and Edithon William Freis and Edithon Freis and Ed

COMMENSITY of an expiring 5/8 inch areal red at the northeast corner of said spilled 8,56 acres upon, and at the northeast corner of said spilled 8,56 acres upon, and at the northeast corner of a said of 4,00 upon tests upon described to Depths A. Kanne and spouse, Kerry L. Kanne, recorded in Yolanne 448, Punji 768 of the Official Records of said County, and he southeast corner of a said 23,23 gase must of land destribed to Robert W. Bank; at up, secreted in Yolanne 112, Page 460 of the Official Records of said County, and being in the west right-of-way line of U.S. Fighway 183;

THENCE, having the vert right-at-way lies, and with the north line of said called 4.00 ages tract and the south line of said called 4.00 ages tract and the south line of said called 4.00 ages tract and the south line of said called 4.00 ages tract to an existing 5.00 lack, stool and with pollow sep, stanged folias disrenging lack, at the porthogon corrupt of said called 4.06 ages tract and in the south line of said called 4.06 ages tract, and in the south line of said called 4.96 ages tract, and at a month man conser and FORTY OF REGINGING of the herein described tract:

THESTOR, with the west line of mid called 4.00 acre test and into said called 3.96 acre test. Jouch 62°35°34" Fort, at a distance of 32°3.47 four possible the countries of said called 3.76 acre and the rest. line of the said called 3.2 acre test, evaluating the mi-validal distance of 41.00 four to an arising 5.0 inch steel and with yellow cap, stanged Links Parraying line, at the shadowest section of said called 4.00 none test, and being as incide commer of the Seminidalesthed tract;

THENCE, with the south line of said called 4.00 sore trust and into said called 32 store trust, South artists of the first for a distance of \$50.00 food to an anisting figure corner post in the west district way line of U.S. Highway 183, and the southeast occurs of said called 4.00 sore trust and being the chattery northeast corner of the housest described trust;

THIRDICE, with the west right-of-way line of U.S. Highway 183, and the new stat line of spid called 32 area fract. South \$7'25' Play, for a distinct of 426.57 flay in a 55's lack steel such set with pullow cap, stagged Urbes Surveying line, in the west right-of-way line of U.S. Highway 433, and as the horizont source of a called 0.75 area tend of land, thybrid Beat These, described to Alfordo M. Paras, as use, recorded in Veiname 232, Page 612 of the Official Records of said County, and being tim surrely southwast source of the hardy described tents;

THERICE, leaving the west right-of-way line of U.S. Highway 185, and with the north line of said called 0.75 acre types, and an inserior line of said called 32 acre tract, South 87737-19" Wast, hir a distance of 250.74 fact, to a 5/2 lack steel and set with yellow eap, stamped Uther, Surveying Inc., at the northwest conser of said called 0.75 acre trust and being an lastic corper of the break described tract;

THENGE, with the west line of said 0.75 some tract, and an inicion has of said called 12 some tract. South \$6°13'19" Heat, for a distance of 191.63 fair to a 3M look steel and not with yellow rap, stancould Urban Surveying line, at the southwest operat of a called 0.40 sore two of land, strick Texts One, described Alfredo M. Parez, at an receded in Yeluma 232, Page 512 of the Official Records of said County, and being in the centr line of a called 1.27 surve tweet of land described to Educated Forum Huffmanter, recorded in Yeluma 63, Page 786 of the Official Records of said County, and in the nouth line of said called 32 agree trace, and being the southesty scothestst conser of the horein described many

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TERRICE, with the each lise of said 1,27 and but, and with the north line of a cuited 14.05 and many of had, atyled Treet Three, described to Judy Blankouli, recorded in Volume 149, Page 620 of the Official Records of said Churty, and with the south line of said culted 32 were breet, thresh 127 579? First, at a distance of \$2,37 feet paralog in existing 548 look applied at the configurat corner of said 1,27 acre was applied a postiness symmer of said in the south line of the hand 32 acre trust and the south line of the hand called 32 acre trust and the south line of the hand at the southward or and at an humber corner of said called 32 acre trust and at the specific state of said called 32 acre trust and at the specific said called 32 acre trust and being the seallowest source of the hands discorded trust;

THENCE, while we must line of said 14.06 pero bast and the west line of said saided 32 area mass. North Office? Best, for a distance of 465.06 four to a 578 lock steel and not with yellow cap, standard Urban. Surveying loc., at a northeast corner of said called 14.06 acre that, and at the northeast corner of said called 32 acre and a point and being the northeast corner of the hunter described teact;

THENCE; with the south line of the said called 33.83 tore tract, North 76'05'37' Best, at a distance of 535.95 fort purpley a surfavoral corner of said called 32 acre tract and the southwest corner of the said called 3.96 some tract, equilibrium for an evental distance of 3019.87 fort to THE FORT OF RECORDING CONTAINING, additing home south and bounds 32.44 sever of land there or let k