

2026-009

Filed for Record

This, the 7th day of May 2026
at 4:00 o'clock P M

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.**

Matter No.: 146888-TX

Date: April 30, 2026

County where Real Property is Located: DeWitt

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

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, MORE
COMPLETELY DESCRIBED IN ATTACHED LEGAL EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/7/2026, 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 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 Deed of Trust associated with
the above referenced loan. Rocket Mortgage, LLC, 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.
c/o Rocket Mortgage, LLC
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



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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 AUCTION.COM, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** 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: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

146888-TX

LEGAL DESCRIPTION
37.44 ACRE TRACT

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

THE STATE OF TEXAS)
THE COUNTY OF DEWITT)

BEING an 37.44 acre tract of land situated in the John McCoy Survey, Abstract 38, 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, executed 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 Jonathan 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 described by more and bounds as follows:

COMMENCING at an existing 5/8 inch steel rod at the southeast corner of said called 8.96 acre tract, and at the southeast corner of a called 4.00 acre tract of land described to Dustin A. Korns and spouse, Kerry L. Korns, recorded in Volume 145, Page 796 of the Official Records of said County, and the southeast corner of a called 33.83 acre tract of land described to Robert W. Smith, 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 $76^{\circ}03'37''$ West, for a distance of 352.22 feet to an existing 5/8 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 33.83 acre tract, and in the north line of said called 8.96 acre tract, and at a southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the west line of said called 4.00 acre tract and line said called 8.96 acre tract, South $63^{\circ}25'34''$ West, at a distance of 322.43 feet parallel to the south line of said called 8.96 acre and the north line of the said called 32 acre tract, containing the an initial distance of 411.00 feet to an existing 5/8 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 line said called 32 acre tract, South $89^{\circ}09'34''$ East, for a distance of 368.65 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 northeast corner of the herein described tract;

THENCE, with the west right-of-way line of U.S. Highway 183, and the new east line of said called 32 acre tract, South $63^{\circ}25'34''$ West, for a distance of 426.67 feet to a 5/8 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 Tract 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 $87^{\circ}33'49''$ West, for a distance of 258.74 feet, to a 5/8 inch steel rod set with yellow cap, stamped Urban Surveying Inc., at the southwest 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 $66^{\circ}13'39''$ East, for a distance of 192.63 feet to a 3/4 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 Tract 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 Porter Hubbsinger, recorded in Volume 61, Page 796 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;

THENCE, with the north line of said 1.27 acre tract, and with the north line of a called 14.86 acre tract of land, styled Tract Three, described in *Judy Blackwell*, recorded in Volume 149, Page 620 of the Official Records of said County, and with the south line of said called 32 acre tract, North 85° 13' 39" East, at a distance of 82.87 feet passing an existing 3/8 inch steel rod at the northeast corner of said 1.27 acre tract and a northwest corner of said 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 2713.29 feet to an existing 3/8 inch steel rod at an interior corner of said called 14.86 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 14.86 acre tract and the west line of said called 32 acre tract, North 84° 44' 21" East, for a distance of 442.88 feet to a 5/8 inch steel rod set with yellow cap, stamped Urban Surveying Inc., at a southeast corner of said called 14.86 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 31.80 acre tract, North 76° 03' 37" East, at a distance of 825.94 feet passing a northwest corner of said called 32 acre tract and the southeast corner of the said called 1.96 acre tract, continuing for an overall distance of 2812.87 feet to THE POINT OF BEGINNING CONTAINING, within these notes and bounds 37.44 acres of land more or less.

Reference is made to that Plat accompanying this Legal Description.

Readings based on readings of record in Volume 149, Page 620 of the Official Records of DeWitt County, Texas.

This survey was completed without the benefit of an abstract of title. There may be easements, or other matters, not described.

The above Legal Description was prepared from an actual survey made on the ground under my supervision in August 2012 and May 2013.

D. W. Dieringer
Urban Surveying, Inc. 9/24
By: Donald W. Dieringer
Registered Professional Land Surveyor
Texas No. 5471
C0942.1 37.44 acres



103424


AFFIDAVIT OF POSTING

THE STATE OF TEXAS
COUNTY OF DeWitt

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Pursuant to the applicable provisions of Texas law, I, Suzanne T. Sakiewicz on May 7, 2026, on behalf of and at the specific instruction and request of Rocket Mortgage, LLC did file a Notice of Trustees Sale with the County Clerk of DeWitt County, Texas and did post a like Notice at the door of the Courthouse of DeWitt County, Texas. The land described in the Notice of Trustee's Sale is located in DeWitt County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

DATED: May 7, 2026

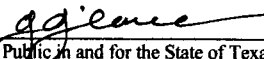


Suzanne T. Sakiewicz
(Printed Name)

As Agent for the Substitute Trustee Agency Sales and Posting, LLC

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Suzanne T. Sakiewicz who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she recorded and posted this notice in compliance with Texas Property Code §51.002.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 7th day of May, 2026



Notary Public in and for the State of Texas

My commission expires: 10/4/2027

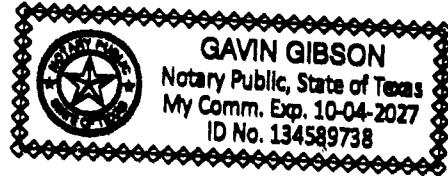


Exhibit "A"

BEING AN 37.44 ACRE TRACT OF LAND SITUATED IN THE JOHN MCCOY SURVEY, ABSTRACT 30, DEWITT COUNTY, TEXAS, MORE COMPLETELY DESCRIBED IN ATTACHED LEGAL EXHIBIT "A"

Return to:
ALDRIDGE PITE, LLP
8880 Rio San Diego Drive, Suite 725
P.O. Box 17935
San Diego, CA 92108
T.S. No.: 146888-TX