

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.: 099668-TX

Date: February 1, 2022

County where Real Property is Located: Brown

ORIGINAL MORTGAGOR: JAMES R. CLEMONS, A SINGLE MAN

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.

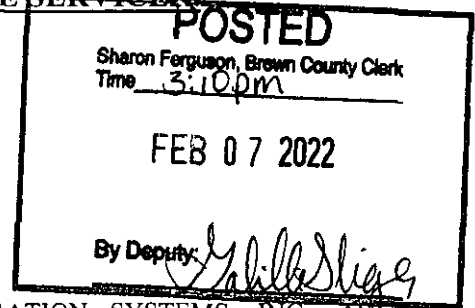
MORTGAGE SERVICER: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

DEED OF TRUST DATED 9/26/2016, RECORDING INFORMATION: Recorded on 9/26/2016, as Instrument No. 1605699

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): A 0.46 ACRE TRACT OF LAND SITUATED WITHIN LOT 14 OF THE G. W. CLAY SUBDIVISION TO THE CITY OF EARLY, BROWN COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 177 OF THE PLAT RECORDS, BROWN COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO JAMES RONNIE CLEMONS RECORDED IN VOLUME 137, PAGE 174 OF THE OFFICIAL PUBLIC RECORDS, BROWN COUNTY, TEXAS, BEING MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 6/7/2022, the foreclosure sale will be conducted in **Brown** 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 **10:00 AM**, 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 Decd 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 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:



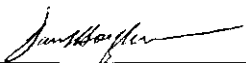
Matter No.: 099668-TX

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 AUCTION.COM, LINDA J. REPPERT, PAUL A. HOEFKER, ROBERT L. NEGRIN** 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
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
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4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
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866-931-0036

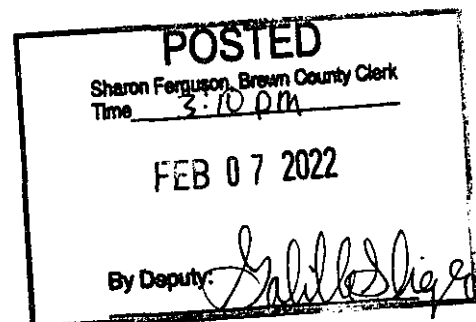


EXHIBIT "A"

A 0.46 acre tract of land situated within Lot 14 of the G. W. Clay Subdivision to the City of Early, Brown County, Texas, according to the plat or map thereof recorded in Volume 1, Page 177 of the Plat Records, Brown County, Texas, being that same tract of land described in a deed to James Ronnie Clemons recorded in Volume 137, Page 174 of the Official Public Records, Brown County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 3/8" rebar rod (control monument) found in the Southwest line of Rosedale Drive, for a common corner between said Lot 14 and Lot 9 of said G. W. Clay Subdivision, same being a common corner between said Clemons tract and a tract of land described in a deed to Shane Horton recorded in Volume 1510, Page 706 of the Real Property Records, Brown County, Texas, for the North corner of this described tract;

Thence S 46° 36' 06" E, 185.00 feet along the common line between said Lot 14 and Rosedale Drive, same being the Northeast line of said Clemons tract, to a 1/2" rebar rod found with a survey cap stamped G. W. Loyd PLS 2039 (control monument) for a common corner between said Clemons tract and a tract of land described in a deed to Martin Lopez Lara et. al. recorded in Volume 1786, Page 979 of the Real Property Records, Brown County, Texas, for the East corner of this described tract; from which a 1/2" rebar rod found with a survey cap stamped G. W. Loyd PLS 2039 (control monument) at the intersection of the Southwest line of said Rosedale Drive and the Northwest line of U. S. Highway No. 67/377 bears S 46° 06' 05" E, 229.12 feet;

Thence S 43° 16' 12" W, 107.91 feet over and across said Lot 14 along the common line between said Clemons tract and Lara tract, to a 3/8" rebar rod found with a survey cap stamped Polaski 2276 (control monument) for a common corner between said Clemons tract and Lara tract, said point being located in the common line between said Lot 14 and Lot 15 of said G. W. Clay Subdivision, for the South corner of this described tract; from which a 3/8" rebar rod found with a survey cap stamped Polaski 2276 (control monument) at the intersection of the common line between said Lot 14, Lot 15 and U. S. Highway 67/377 bears S 45° 48' 38" E, 181.58 feet;

Thence N 46° 40' 42" W, 186.37 feet along the common line between said Lot 14 and Lot 15, same being the Southwest line of said Clemons tract, to a 3/8" rebar rod (control monument) found for a common corner between said Lot 14 and Lot 15, said point being located in the Southeast line of previously mentioned Lot 9 and Horton tract, for the West corner of this described tract;

Thence N 43° 59' 45" E, 108.16 feet along the common line between said Lot 14 and Lot 9, same being the common line between said Clemons tract and Horton tract, to the place of beginning and containing 0.46 acres of land.

