

306 E. BANDERA ST
ROCKSPRINGS, TX 78880

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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: October 01, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE SOUTH STEPS OF THE EDWARDS COUNTY COURTHOUSE LOCATED AT 400 MAIN STREET, ROCKSPRINGS, EDWARDS COUNTY. 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 December 29, 2015 and recorded in Document CLERK'S FILE NO. 2015-1223 real property records of EDWARDS County, Texas, with JUAN H JIMENEZ JR AND TONYA R JIMENEZ HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JUAN H JIMENEZ JR AND TONYA R JIMENEZ HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$95,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A 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. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC
635 WOODWARD AVE.
DETROIT, MI 48226



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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 NANCY GOMEZ, LEO GOMEZ, CALVIN SPEER, WENDY SPEER, MELODY SPEER, AMY ORTIZ, DANIEL MCQUADE, VANNA HO, OR AUCTION.COM 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.

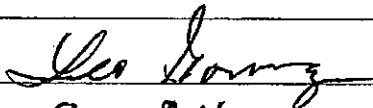


Israel Saucedo

Certificate of Posting

My name is Leo Gomez, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 9-9-24 I filed at the office of the EDWARDS County Clerk and caused to be posted at the EDWARDS County courthouse this notice of sale.

Declarants Name:



Date:

9-9-24

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EDWARDS



BEING 0.270 ACRES OF LAND LYING IN SURVEY NO. 50, BLOCK 2, ABSTRACT NO. 1565, BROOKS AND BURLESON, ORIGINAL GRANTEE, EDWARDS COUNTY, TEXAS AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS THE EAST ONE HALF OF THE SOUTH ONE THIRD OF BLOCK B OF THE LOCKLEY ADDITION TO THE TOWN OF ROCKSPRINGS IN A DEED DATED APRIL 11, 2012 FROM CARL F. CLOUDT, AS INDEPENDENT EXECUTOR OF THE ESTATE OF FRANK OTIS CLOUDT TO ELLEN KOTHMANN AS RECORDED IN VOLUME 305, PAGE 398 OF THE OFFICIAL PUBLIC RECORDS OF EDWARDS COUNTY, TEXAS. SAID 0.270 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD/CAP (RPLS 4755) SET AT THE INTERSECTION OF THE WEST LINE OF BROADWAY STREET, A 20 VARA (55.56') PUBLIC RIGHT OF WAY WITH THE NORTH LINE OF EAST BANDERA STREET, A 20 VARA (55.56') PUBLIC RIGHT OF WAY FOR THE SOUTHEAST CORNER OF SAID BLOCK B AND THE SOUTHEAST CORNER HEREOF;

THENCE WITH THE NORTH LINE OF EAST BANDERA STREET, S 90° 00' 00" W A DISTANCE OF 122.55 FEET TO A 5/8" IRON ROD/CAP (RPLS 4755) SET FOR THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS 0.6195 ACRES IN A DEED DATED SEPTEMBER 29, 2000 FROM KENNETH D. SORRELLS AND WIFE, MAXINE SORRELLS AND JAMES C. SORRELLS TO CHARLES H. REICHENAU AND WIFE, LINDA J. REICHENAU AS RECORDED IN VOLUME 182, PAGE 140 OF THE EDWARDS COUNTY OFFICIAL PUBLIC RECORDS AND THE SOUTHWEST CORNER HEREOF;

THENCE CROSSING SAID BLOCK B WITH THE EAST LINE OF SAID 0.6195 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N 00° 00' 21" W A DISTANCE OF 95.85 FEET TO A 5/8" IRON ROD/CAP (RPLS 4755) SET FOR A REENTRANT CORNER IN THE EAST LINE OF SAID 0.6195 ACRE TRACT AND THE NORTHWEST CORNER HEREOF, AND
2. N 90° 00' 00" E A DISTANCE OF 122.76 FEET TO A 5/8" IRON ROD/CAP (RPLS 4755) SET IN THE WEST LINE OF BROADWAY STREET FOR THE NORTHEAST CORNER HEREOF;

THENCE WITH THE WEST LINE OF BROADWAY STREET, A DISTANCE OF 95.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.270 ACRES OF LAND WITHIN THESE METES AND BOUNDS.

POSTED
9/9/24
10:05 am
ofr