

046

DEC 08 2022

AT 8:00 O'CLOCK AM
 CARLA KERN
 County Clerk, Mitchell County, Texas
 By [Signature] Deputy

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.: 107875-TX

Date: November 30, 2022

County where Real Property is Located: Mitchell

ORIGINAL MORTGAGOR: JAMES M. HUCKABY AND BRITTANY BROWN HUCKABY,
 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 3/26/2019, RECORDING INFORMATION: Recorded on 3/28/2019, as Instrument No. 19-0540 in Book 858 Page 1205

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): 5.00 ACRES OF LAND OUT OF THE NORTH 1/2 OF SECTION 79 BLOCK 27, T. & P. RR. CO. LANDS, MITCHELL COUNTY, TEXAS, AND BEING THE SAME LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 751 PAGE 44, OFFICIAL PUBLIC RECORDS, MITCHELL COUNTY, TEXAS.

BEGINNING AT A 1/2" IRON PIN SET IN THE EAST LINE OF SECTION 79 FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED IN VOLUME 135 PAGE 579 AND THE NORTHEAST COMER OF THE TRACT DESCRIBED IN VOLUME 751 PAGE 44 FROM WHICH THE NORTHEAST COMER OF SECTION 79 BEARS N 10°31'19"W 879.61';MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 2/7/2023, the foreclosure sale will be conducted in Mitchell 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 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.: 107875-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 AUCTION.COM, TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, 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


Terry Browder

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

EXHIBIT "A"

5.00 acres of land out of the North 1/2 of Section 79 Block 27, T. & P. RR. Co. Lands, Mitchell County, Texas, and being the same land as described in deed recorded in Volume 751 Page 44, Official Public Records, Mitchell County, Texas.

BEGINNING at a 1/2" iron pin set in the east line of Section 79 for the southeast corner of the tract described in Volume 135 Page 579 and the northeast corner of the tract described in Volume 751 Page 44 from which the northeast corner of Section 79 bears N 10°31'19"W 879.61';

THENCE S 10°31'19" E with the east line of the survey a distance of 300.00' to a 1/2" iron pin set for the southeast corner of the tract described in Volume 751 Page 44 and being the southeast corner of this tract;

THENCE S 79°28'41" W a distance of 726.04' to a 1/2" iron pin set for the southwest corner of the tract described in Volume 751 Page 44 and being the southwest corner of this tract;

THENCE N 10°31'19" W a distance of 300.00' to a 1/2" iron pin set in the south line of the tract described in Volume 135 Page 579 and being the northwest corner of the tract described in Volume 751 Page 44 and being the northwest corner of this tract;

THENCE N 79°28'41" E with the south line of the tract described in Volume 751 Page 44 a distance of 726.04' to the place of beginning and containing 5.00 acres of land. (See attached plat MI-182L, bearings based on G.P.S. NAD 1983 coordinates).