

2022-027 FC

FILED FOR RECORD
SHELBY COUNTY, TEXAS
2022 DEC 12 AM 11:35

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.: 107885-TX

Date: December 7, 2022

County where Real Property is Located: **Shelby**

ORIGINAL MORTGAGOR: DANIEL HERNANDEZ, A SINGLE MAN AND NORMA ALICIA SEDANO, AN UNMARRIED WOMAN

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 7/16/2018, RECORDING INFORMATION: Recorded on 7/16/2018, as Instrument No. 2018002363

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **BEING 1.566 ACRES OF LAND SITUATED IN THE ESTEVAN CARZENAVA SURVEY, ABSTRACT 96, SHELBY COUNTY, TEXAS, AND BEING THE SAME CALLED 1.557 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM JOHN PATRICK CHERRY AND WIFE, RHONDA CHERRY, TO BRYAN WAGES AND WIFE, WAYNETTE DEE WAGES, DATED FEBRUARY**

29, 2008, AND RECORDED UNDER DOCUMENT NO. 2008001703, IN THE OFFICIAL PUBLIC RECORDS OF SHELBY COUNTY, TEXAS, SAID 1,566 ACRES BEING 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 **Shelby** 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 **1:00 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 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.



Matter No.: 107885-TX

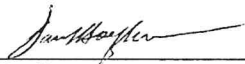
635 Woodward Ave
Detroit, MI 48226-1906

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, SHERYL LAMONT, ROBERT LAMONT, SHARON ST. PIERRE, ALLAN JOHNSTON, HARRIETT FLETCHER, 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:

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



Posted by Sheryl La Mont, December 12, 2022.

EXHIBIT A

Being 1.566 acres of land situated in the Estevan Carzenava Survey, Abstract 96, Shelby County, Texas, and being the same called 1.557 acre tract described in a Warranty Deed with Vendor's Lien from John Patrick Cherry and wife, Rhonda Cherry, to Bryan Wages and wife, Waynette Dee Wages, dated February 29, 2008, and recorded under Document No. 2008001703, in the Official Public Records of Shelby County, Texas, said 1.566 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8-inch iron rod found (bent) for the Southwest corner of said called 1.557 acre tract in the East margin of County Road 1040 (also know as Fairwood Lane) and being the Northwest corner of a called 0.6887 of an acre tract described in a Warranty Deed with Vendor's Lien from David Clark and wife, Cynthia Clark, to Wayne Perry and wife, Barbara Perry, dated September 6, 1996, and recorded in Volume 808, Page 375, in the Official Public Records of Shelby County, Texas, from which a 1/2-inch iron rod found for the Southwest corner of said called 0.6887 of an acre tract bears S 10°17'32" E, 199.96 feet;

THENCE N 10°17'32" W, with the West line of said called 1.557-acre tract (called N 09°58'00" W) and said East margin of County Road 1040, passing at a distance of 149.90 feet a 3/8-inch iron rod found (bent) and continuing for a total distance of 199.90 feet to a 1/2-inch iron rod with plastic cap set for the Northwest corner of said called 1.557 acre tract and being the Southwest corner of a called 0.5478 of an acre tract described as "Tract Two" in a Warranty Deed with Vendor's Lien from Carol Renea Sanders and husband, David S. Sanders, to Sean C. Crouch and wife, Tiffany L. Crouch, dated May 20, 2003, and recorded in Volume 963, Page 77, in the Official Public Records of Shelby County, Texas, from which a 1/2-inch iron rod found for the Northwest corner of said called 0.5478 of an acre tract bears N 10°17'32" W, 101.73 feet;

THENCE N 84°23'23" E, with the North line of said called 1.557 acre tract (called N 84°55'24" E) and the South line of said called 289.47 feet (called 288.37 feet) to a 1/2-inch iron rod with plastic cap set for the Northeasterly corner of said called 1.557 acre tract and the Southeast corner of said called 0.5478 of an acre tract, and being in the Southwesterly line of a called 2.39 acre tract described in a Warranty Deed from Eugène R. McSwain and wife, Faye McSwain, to Cleburn McCauley and wife, Pauline McCauley, dated September 21, 1967, and recorded in Volume 452, Page 428, in the Deed Records of Shelby County, Texas;

THENCE S 47°34'08" E, with the Northeasterly line of said called 1.557 acre tract (called S 48°31'47" E) and said Southwesterly line of the called 2.39 acre tract, a distance of 234.04 feet to a 1/2-inch iron rod found for the Southeast corner of said called 1.557 acre tract and the Northerly Northeast corner of a called 6.689 acre tract described in a Warranty Deed from Terry Bailey and wife, Pamela Bailey, and Michell Bailey and wife, Cynthia Bailey, to Wayne Perry, dated June 21, 2000, and recorded in Volume 889, Page 587, in the Official Public Records of Shelby County, Texas, from which a 3/8-inch iron rod found for the Easterly Northeast corner of said called 6.689 acre tract bears S 46°08'55" E, 246.58 feet;

THENCE S 81°02'00" W, with the South line said called 1.557 acre tract (basis of bearing orientation), intersecting at a distance of 280.54 feet the Northerly West line of said called 6.689 acre tract and the East line of said called 0.6887 acre tract, from which a 1/2-inch iron rod found for the Northerly Northwest corner of said called 6.689 acre tract and the Northeast corner of said called 0.6887 of an acre tract bears N 10°17'32" W, 0.70 feet, and continuing with said South line of the called 1.557 acre tract for a total distance of 430.37 feet (called 433.33 feet) to the POINT of BEGINNING and containing 1.566 acres of land within these calls.