

25-023 FC

FILED FOR RECORD

2025 JUL 15 PM 12:08

JUL 15 2025
COUNTY CLERK

744 BEAR DR
TIMPSON, TX 75975

00000010236669

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: August 05, 2025

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

Place: LOCATION DESIGNATED BY THE COMMISSIONER'S COURT DATED AUGUST 14, 2000, BOOK 893, PAGE 644 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 July 01, 2021 and recorded in Document INSTRUMENT NO. 2021002413 real property records of SHELBY County, Texas, with LANE CONNOT, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LANE CONNOT, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$107,400.00, 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 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



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 SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, SHARON ST. PIERRE, ALLAN JOHNSTON, KATHLEEN ADKINS, EVAN PRESS, MICHAEL KOLAK, AURORA CAMPOS, AUCTION.COM, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY 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 _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the SHELBY County Clerk and caused to be posted at the SHELBY County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

LAND SITUATED IN THE CITY OF TIMPSON IN THE COUNTY OF SHELBY IN THE STATE OF TX

BEING 0.568 ACRE OF LAND, MORE OR LESS, A PART OF THE J.S. FOSTER SURVEY, A-220, SHELBY COUNTY, TEXAS, AND BEING THE LAND DESCRIBED IN THE WARRANTY DEED FROM BECKY JEAN PERMENTER, INDIVIDUALLY AND AS GUARDIAN OF THE PERSON AND ESTATE OF HURCHELL LEE PERMENTER, JR. A MINOR TO MARY ANN RAMSEY, A FEME SOLE, DATED FEBRUARY 9, 2001, RECORDED IN VOLUME 907, PAGE 379, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING AT A STAKE FOR CORNER ON THE SOUTH MARGIN OF SOUTH SECOND STREET AND ON THE NORTH BOUNDARY LINE OF OUTBLOCK 31, THE SAME BEING LOCATED NORTH 57 DEGREES 50 MINUTES EAST 165 FEET FROM THE NORTHWEST CORNER W.C. OF OUTBLOCK 31;

THENCE NORTH 57 DEGREES 50 MINUTES EAST 65 FEET TO STAKE FOR CORNER AT THE NORTHWEST CORNER OF A 32.872 SQUARE FEET OF LAND, MORE OR LESS, DESCRIBED IN THE DEED FROM BEN BARNES AND WIFE, TO CHESTER R. KIRKLEY AND WIFE, DATED OCTOBER 11, 1974, RECORDED IN VOLUME 502, PAGE 238, DEED RECORDS, SHELBY COUNTY, TEXAS;

THENCE SOUTH 33 DEGREES EAST 150 FEET WITH THE EAST BOUNDARY LINE OF THE SAID 32,872 SQUARE FEET OF LAND, MORE OR LESS, TO A STAKE FOR CORNER;

THENCE SOUTH 57 DEGREES 5.0 MINUTES WEST 165 FEET TO A STAKE FOR CORNER;

THENCE NORTH 33 DEGREES WEST 150 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.568 ACRE OF LAND, MORE OR LESS.