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2022 MAR 17 A 10:43

SHELLEY COSTON
BELL COUNTY CLERK

135 E 13TH AVE
BELTON, TX 76513

00000009434515

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: May 03, 2022

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

Place: BELL COUNTY CLERK'S ALCOVE TO THE EAST OF THE MAIN ENTRANCE OF THE BELL COUNTY JUSTICE COMPLEX, 1201 HUEY DR. BELTON, TX 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 April 24, 2017 and recorded in Document CLERK'S FILE NO. 2017-16581; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2020031269 real property records of BELL County, Texas, with GREGORY DUTY AND CATHY VOLLAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by GREGORY DUTY AND CATHY VOLLAN, securing the payment of the indebtednesses in the original principal amount of \$105,362.00, 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



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 DAVID ACKEL, TRAVIS KADDATZ, THOMAS GILBRAITH, C JASON SPENCE, AARTI PATEL, EVAN PRESS, DYLAN RUIZ, VIOLET NUNEZ, EDWARD LUBY, NANCY PARKER, RAMIRO CUEVAS, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, AUCTION.COM, JOHN LATHAM, JOHN W. LATHAM, BRETT ADAMS, TOBEY LATHAM, OR MICHAEL LATHAM 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 BELL County Clerk and caused to be posted at the BELL County courthouse this notice of sale.

Declarants Name:

Date:

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BELL

EXHIBIT "A"

FIELD NOTES FOR A TRACT OF LAND IN BELL COUNTY, TEXAS, PART OF THE M.F. CONNELL SURVEY, ABSTRACT NO. 6, AND THE LAND HEREIN DESCRIBED BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED TO JOSEPH T. TEEHAN TO KAREN I. TEEHAN BEING OF RECORD IN VOLUME 3628, PAGE 733, DEED RECORDS OF BELL COUNTY, TEXAS, AND SAID TRACT ALSO BEING PART OF BLOCK 3, C.B. SMITH ADDITION, AN ADDITION TO THE CITY OF BELTON, TEXAS, BEING OF RECORD IN VOLUME 101, PAGE 16, DEED RECORDS OF BELL COUNTY, TEXAS.

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY OF 18TH STREET BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO LORETTA SOLLIDAY, BEING OF RECORD IN VOLUME 3542, PAGE 723, DEED RECORDS OF BELL COUNTY, TEXAS, AND BEING THE NORTHWEST CORNER OF SAID TRACT, FOR THE NORTHWEST CORNER OF THIS.

THENCE WITH SAID SOUTH RIGHT-OF-WAY S. 71 DEG 12 MIN 15 SEC E., 67.00 FEET (DEED S 71 DEG 12 MIN 15 SEC E., 67.00 FEET) TO A 1/2 INCH IRON ROD FOUND BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO RUBEN D. GARZA AND WIFE, BETH A. GARZA, BEING OF RECORD IN VOLUME 3542, PAGE 180, DEED RECORDS OF BELL COUNTY, TEXAS, AND BEING THE NORTHWEST CORNER OF SAID TEEHAN TRACT, FOR THE NORTHWEST CORNER OF THIS.

THENCE WITH THE EAST LINE OF SAID TEEHAN TRACT, S. 17 DEG 40 MIN 19 SEC W., 133.53 FEET (DEED S. 17 DEG 43 MIN 53 SEC W., 133.37 FEET) TO A 1/2 INCH IRON ROD FOUND BEING A CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO HERMAN F. SCHMIDT AND WIFE, MARY B. SCHMIDT, BEING OF RECORD IN VOLUME 2567, PAGE 407, DEED RECORDS OF BELL COUNTY, TEXAS, AND BEING THE SOUTHEAST CORNER OF SAID TEEHAN TRACT, FOR THE SOUTHEAST CORNER OF THIS.

THENCE WITH THE SOUTH LINE OF SAID TEEHAN TRACT AND A NORTH LINE OF SAID SCHMIDT TRACT, N. 72 DEG 20 MIN 18 SEC W., 66.70 FEET (DEED N. 72 DEG 35 MIN 37 SEC W., 67.00 FEET) TO A CONCRETE NAIL SET IN THE EAST LINE OF SAID SOLLIDAY TRACT, BEING THE NORTHWEST CORNER OF SAID SCHMIDT TRACT, AND BEING THE SOUTHWEST CORNER OF SAID TEEHAN TRACT, FOR THE SOUTHWEST CORNER OF THIS.

THENCE WITH THE WEST LINE OF SAID TEEHAN TRACT AND THE EAST LINE OF SAID SOLLIDAY TRACT, N. 17 DEG 33 MIN 06 SEC E., 134.86 FEET (DEED N. 17 DEG 44 MIN 09 SEC E., 135.00 FEET) TO THE PLACE OF BEGINNING CONTAINING 0.206 ACRE OF LAND.

THE BEARINGS FOR THE ABOVE DESCRIPTION ARE BASED ON THE SOUTH RIGHT-OF-WAY OF 18TH STREET AS PER THE DEED BEING OF RECORD IN VOLUME 3628, PAGE 733, DEED RECORDS OF BELL COUNTY, TEXAS.

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