

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.: 122221-TX

Date: March 20, 2024

County where Real Property is Located: Hardin

ORIGINAL MORTGAGOR: STEPHEN ERICKSON AND AMBER SPEARS, WIFE AND HUSBAND

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 7/1/2019, RECORDING INFORMATION: Recorded on 7/3/2019, as Instrument No. 2019-96226

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **FIELD NOTES DESCRIBING 1.00 ACRES, MORE OR LESS, BEING A PART OF THAT CERTAIN CALLED 5.07 ACRE TRACT OF LAND CONVEYED TO JOBY SESSIONS DESCRIBED IN A DEED RECORDED IN VOLUME 1804, PAGE 341, OF THE OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS, SAID TRACT LYING IN THE J. V. DAVIS SURVEY, ABSTRACT 670 AND THE J. R. BEVIL SURVEY, ABSTRACT 884, IN HARDIN COUNTY, TEXAS AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **6/4/2024**, the foreclosure sale will be conducted in **Hardin** 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 **11:00 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 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

FILED FOR RECORD
2024 MAR 21 PM 12:08
CONNIE BECTOR
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Connie Bector*

