

FILED FOR RECORD

2025 SEP 18 AM 10:29

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *[Signature]*

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: September 16, 2025

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 12/2/2025, 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



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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, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** 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: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
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SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

EXHIBIT "A"
LEGAL DESCRIPTION

TS# 122221-TX

File No.: 441843

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.

NOTE: All of the horizontal control is referred to the Texas State Plane Coordinate System, Lambert Projection Central Zone, NAD 27 Datum. All bearings distances and acreages are grid. The theta correction at an iron pipe in concrete found at the Northeast corner of the said 5.07 acre tract of land is $+03^{\circ}09'42''$ and the scale factor is 0.999947615. Said iron pipe has a coordinate value of NY: 298,759.51 and EX: 3,935,505.99.

BEGINNING at the said iron pipe found marking the Northeast corner of the said called 5.07 acre tract of land and being the Northwest corner of that certain called 0.50 acre tract conveyed to the Bank of America described in a Deed recorded in Volume 1773, Page 161 (O.P.R.H.C.) and being in the South line of that certain called 0.37 acre tract of land conveyed to Evelyn Eason described in a Deed recorded in Volume 881, Page 266 (D.R.H.C.) and being the Northeast corner of the herein described tract.

THENCE S. $03^{\circ}19'28''$ E. (Called SOUTH) along and with in the East line of the said 5.07 acre tract and the West line of the said 0.50 acre tract and the East line of the herein described tract for a distance of 268.79 feet to a Gin Spike set for the Southeast corner of the herein described tract, said point being N. $03^{\circ}19'28''$ W. - 102.28 feet from a Bolt Spike found marking the Southeast corner of the said 5.07 acre tract.

THENCE S. $86^{\circ}40'32''$ W. along and with the South line of the herein described tract for a distance of 154.18 feet to a Gin Spike set for the Southwest corner of the herein described tract.

THENCE N. $06^{\circ}41'20''$ W. along and with the West line of the herein described tract for a distance of 269.75 feet to a Railroad Spike set for the Northwest corner of the herein described tract in the South line of the B. & M. Addition to the City of Silsbee as per map or plat recorded in Volume 56, Page 454, of the Deed Records of Hardin County, Texas.

THENCE N. $86^{\circ}50'29''$ E. (Called East) along the South line of the said subdivision and the North line of the said 5.07 acre tract and the North line of the herein described tract for a distance of 170.01 feet to the Point of Beginning, containing 1.00 acres of land, more or less.