

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: April 01, 2025

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

Place: THE NORTHSIDE DOOR OF THE CASS COUNTY COURTHOUSE 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 February 28, 2020 and recorded in Document INSTRUMENT NO. 2020000935 real property records of CASS County, Texas, with CHARLES M POWERS AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CHARLES M POWERS AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$150,100.00, 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:

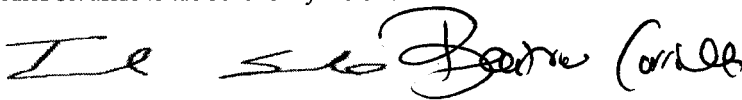
c/o ROCKET MORTGAGE, LLC
635 WOODWARD AVE.
DETROIT, MI 48226

FILED FOR RECORD
2025 MAR 10 PM 1:12
AMY L. VARNELL
CASS COUNTY CLERK



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 ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, AUCTION.COM, SHANNAH WALKER, KEVIN MCCARTHY, AL DAVIS, MURPHY HOWLE OR BEATRICE CARRILLO 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 CASS County Clerk and caused to be posted at the CASS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE B.B. STORY SURVEY, ABSTRACT NO. 993, CASS COUNTY, TEXAS, AND BEING REFERRED TO AS BLOCK NO. 1 OF THE MRS. N.E. LEE SUBDIVISION, THE SUBJECT TRACT OF LAND BEING THE SAME CALLED 37 ACRE TRACT OF LAND AS CONVEYED TO MARTHA CAROLYN LEE BY QUITCLAIM DEED RECORDED AS INSTRUMENT NO. 2012005982 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS AND THE SUBJECT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIN FOUND FOR CORNER ON THE NORTH LINE OF COUNTY ROAD NO. 1243, THE POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF SAID MARTHA CAROLYN LEE CALLED 37 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A CERTAIN CALLED 37 ACRE TRACT OF LAND AS CONVEYED TO R.P. LEE BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 343, PAGE 176 OF THE DEED RECORDS OF CASS COUNTY, TEXAS;

THENCE: N 00DEG 00' 00" W (BASIS OF BEARINGS), 1838.93 FEET WITH THE WEST LINE OF SAID MARTHA CAROLYN LEE CALLED 37 ACRE TRACT AND THE EAST LINE OF SAID R.P. LEE CALLED 37 ACRE TRACT TO A 3/4" IRON PIN FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID MARTHA CAROLYN LEE CALLED 37 ACRE TRACT AND THE NORTHEAST CORNER OF SAID R.P. LEE CALLED 3 7 ACRE TRACT, SAID CORNER BEING LOCATED ON THE NORTH LINE OF SAID STORY SURVEY AND THE SOUTH LINE OF THE THOMAS RANDOLPH SURVEY, ABSTRACT NO. 897;

THENCE: S 89DEG 48' 18" E, 885.86 FEET WITH THE NORTH LINE OF SAID MARTHA CAROLYN LEE CALLED 37 ACRE TRACT, THE NORTH LINE OF SAID STORY SURVEY AND THE SOUTH LINE OF SAID RANDOLPH SURVEY, TO A 3/4" IRON PIN FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID MARTHA CAROLYN LEE CALLED 37 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CERTAIN TRACT OF LAND AS CONVEYED TO RICHARD H. FOREMAN BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 641, PAGE 686 OF THE DEED RECORDS OF CASS COUNTY, TEXAS;

THENCE: S 00DEG 02' 08" W, 1841.32 FEET WITH THE EAST LINE OF SAID MARTHA CAROLYN LEE CALLED 37 ACRE TRACT AND THE WEST LINE OF SAID FOREMAN TRACT TO A 1/2" IRON PIN SET FOR CORNER ON THE NORTH LINE OF SAID COUNTY ROAD, SAID CORNER BEING THE SOUTHEAST CORNER OF SAID MARTHA CAROLYN LEE CALLED 3 7 ACRE TRACT;

THENCE: N 89DEG 38' 59" W, 884.73 FEET WITH THE SOUTH LINE OF SAID MARTHA CAROLYN LEE CALLED 37 ACRE TRACT, AND THE NORTH LINE OF SAID COUNTY ROAD, TO THE POINT OF BEGINNING AND CONTAINING 37.397 ACRES OF LAND, MORE OR LESS.