

1417 PIN OAK DR  
BELLVILLE, TX 77418

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**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: February 07, 2023

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: FOYER OF THE AUSTIN 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 May 19, 2017 and recorded in Document CLERK'S FILE NO. 172498 real property records of AUSTIN County, Texas, with ROSS WHITE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ROSS WHITE, securing the payment of the indebtednesses in the original principal amount of \$144,993.00, 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

2022 DEC 12 PM 1:04

*Carrie Gregor*

COUNTY CLERK  
AUSTIN COUNTY TEXAS



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2022-0026

**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.**

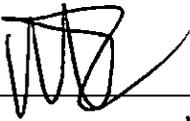
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, JULIAN PERRINE, AMY OIAN, MATTHEW HANSEN, RAMIRO CUEVAS, JAMI HUTTON, ALEENA LITTON, ALEXIS BANKS, AUCTION.COM, DANA DENNEN, CINDY DENNEN, TRACI YEAMAN, MEGAN L. RANDLE, REBECCA BOLTON, OR AMY JURASEK 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 Megan L. Randle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 12/12/2022 I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.



Declarants Name: Megan L. Randle

Date: 12/12/2022

FILED

2022 DEC 12 PM 1:04

*Carrie Gregor*

COUNTY CLERK  
AUSTIN COUNTY, TEXAS

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AUSTIN

**EXHIBIT "A"**

LOT 2, BLOCK 5, BELL OAKS SUBDIVISION, LOCATED IN JAMES CUMMINGS 5 LEAGUES GRANT (HACIENDA) IN THE CITY OF BELLVILLE, AUSTIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION DULY RECORDED IN VOLUME 318, PAGE 192-199, DEED RECORDS OF AUSTIN COUNTY, TEXAS

**FILED**

**2022 DEC 12 PM 1:04**

*Carrie Gregor*

**COUNTY CLERK  
AUSTIN COUNTY TEXAS**