

NO. _____ TIME 1153am

MAR 07 2024

CLERK, TARRANT COUNTY CLERK
TARRANT COUNTY, TEXAS
W. Stephens

6679 FM 2992
WOODVILLE, TX 75979

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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: May 07, 2024

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

Place: NORTH ENTRANCE OF THE COURTHOUSE UNDER THE STAIRS 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, 2018 and recorded in Document VOLUME 1185, PAGE 742; AS AFFECTED BY CORRECTION INSTRUMENT VOLUME 1207 PAGE 619 AND AFFIDAVIT VOLUME 1209 PAGE 737 real property records of TYLER County, Texas, with LANCE M. COSTA, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LANCE M. COSTA, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$255,290.00, 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.

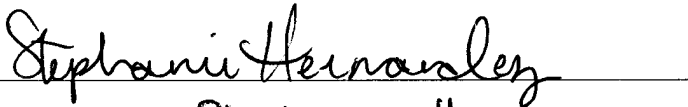
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead TOMMY JACKSON, RON HARMON, KEATA SMITH, CAROLYN CICCIO, EVAN PRESS, AMY OIAN, KATHLEEN ADKINS, MICHAEL KOLAK., AUCTION.COM, STEPHANIE HERNANDEZ, KEVIN MCCARTHY 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 Stephanie Hernandez, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 3/7/2024 I filed at the office of the TYLER County Clerk and caused to be posted at the TYLER County courthouse this notice of sale.



Declarants Name: Stephanie Hernandez

Date: 3/7/2024

EXHIBIT "A"

FIELDNOTES TO A 10.425 ACRE TRACT OF LAND AS SITUATED IN THE JAMES WHEAT SURVEY, A-669, AND THE B.B.B. & C.R.R. SURVEY, A-117, TYLER COUNTY, TEXAS AND BEING ALL OF THAT SAME CALLED 7.15 ACRES, MORE OR LESS, DESIGNATED AS TRACT ONE, AND ALL OF THAT SAME 3.262 ACRES, MORE OR LESS, DESIGNATED AS TRACT TWO, AS CONVEYED TO WILLIAM J. PETREE AND PATRICIA M. PETREE BY DEED RECORDED IN VOLUME 734, PAGE 377 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY. SAID 10.425 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND ON THE NORTH RIGHT OF WAY OF F.M. HIGHWAY 1013 FOR THE SOUTHEAST CORNER OF THE PETREE 7.15 ACRES AND OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF A 4.00 ACRE TRACT CONVEYED TO JIMMIE J. WILLIAMS BY DEED RECORDED IN VOLUME 487, PAGE 798 OF THE OFFICIAL PUBLIC RECORDS;

THENCE S 85° 17' 00" W 315.07 FT., WITH THE NORTH RIGHT OF WAY OF SAID F.M. HIGHWAY 1013, TO A CONCRETE R.O.W. MARKER FOUND FOR CORNER;

THENCE SOUTHWESTERLY 104.81 FT. ALONG A CURVE TO THE RIGHT IN THE HIGHWAY RIGHT OF WAY, HAVING A CENTRAL ANGLE OF 02° 07' 33", A RADIUS OF 2824.79 FT. AND A CHORD BEARING S 86° 09' 55" W 104.80 FT. TO A CONCRETE R.O.W. MARKER FOUND ON THE EASTERLY RIGHT OF WAY OF F.M. HIGHWAY 2992 FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE PETREE 7.15 ACRES AND OF THIS TRACT;

THENCE N 32° 06' 16" W 33.56 FT., WITH THE EAST RIGHT OF WAY OF F.M. HIGHWAY 2992, TO A CONCRETE R.O.W. MARKER FOUND FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE PETREE 7.15 ACRE TRACT AND OF THIS TRACT;

THENCE N 07° 50' 50" E, CONTINUING WITH THE EAST RIGHT OF WAY OF SAID F.M. HIGHWAY 2992, AT 698.34 FT. PASS THE NORTHWEST CORNER OF THE PETREE 7.15 ACRES AND THE SOUTHWEST CORNER OF THE PETREE 3.262 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 1088.47 FT. TO 1/2" IRON ROD FOUND AT A CONCRETE MONUMENT FOR THE NORTHWEST CORNER OF THE PETREE 3.262 ACRES AND OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF THE JIMMIE J. WILLIAMS 4.666 ACRE TRACT AND THE SOUTHWEST CORNER OF A 0.389 ACRE TRACT AND ACCESS EASEMENT ALSO DESCRIBED IN VOLUME 734, PAGE 377 OF THE OFFICIAL PUBLIC RECORDS;

THENCE S 72° 16' 07" E 454.76 FT., WITH THE NORTH LINE OF THE PETREE 3.262 ACRE TRACT, TO A 1-1/4" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAME AND OF THIS TRACT, SAME BEING THE SOUTHEAST CORNER OF THE WILLIAMS 4.666 ACRES AND THE SOUTHEAST CORNER OF THE 0.389 ACRE ACCESS EASEMENT AND THE SOUTHWEST CORNER OF THE JIMMIE JOE WILLIAMS 11.27 ACRES AND THE NORTHWEST CORNER OF THE PREVIOUSLY MENTIONED JIMMIE J. WILLIAMS 4.00 ACRE TRACT;

THENCE S 08° 50' 02"W, WITH THE WEST LINE OF THE WILLIAMS 4.00 ACRE TRACT, AT 249.80 FT. PASS THE SOUTHEAST CORNER OF THE PETREE 3.262 ACRES AND THE NORTHEAST CORNER OF THE PETREE 7.15 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 946.51 FT. TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 10.425 ACRES OF LAND.

THE BEARINGS RECITED HEREIN ARE BASED ON AND/OR ROTATED TO THE EAST LINE OF THE WILLIAM J. PETREE 7.15 ACRE TRACT. (S 08° 50' 02" W)