

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.: 105480-TX

Date: February 10, 2023

County where Real Property is Located: Pecos

FILED
FEB 13 2023 11:05

ORIGINAL MORTGAGOR: ERNESTO PALACIOS, A SINGLE MAN

LIZ CHARLTON
CLERK COUNTY COURT, PECOS CO., TEXAS
By [Signature] Deputy

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 3/16/2020, RECORDING INFORMATION: Recorded on 3/16/2020, as Instrument No. 2020-169780

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): A 0.491 ACRE TRACT OF LAND, MORE OR LESS, IN A CALLED 5.251 ACRE TRACT, DESCRIBED IN DOCUMENT RECORDED IN VOLUME 124, PAGE 464, OFFICIAL PUBLIC RECORDS OF PECOS COUNTY, TEXAS, SITUATED IN SURVEY 216, J.H. HERNDON SURVEY, SAID COUNTY, SAID 0.491 ACRE TRACT IS MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 4/4/2023, the foreclosure sale will be conducted in Pecos 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 1:00 PM, 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

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

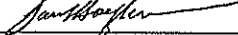


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authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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 SHELLEY NAIL, DONNA TROUT, ZANE NAIL, JONATHAN SCHENDEL, ANGIE USELTON, CHARLES GREEN, LISA BRUNO, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, AUCTION.COM, PAUL A. HOEFKER, ROBERT L. NEGRIN** 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: 
Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
866-931-0036

Posted by Donna Trout

EXHIBIT "A"

A 0.491 acre tract of land, more or less, in a called 5.251 acre tract, described in Document recorded in Volume 124, Page 464, Official Public Records of Pecos County, Texas, situated in Survey 216, J.H. Herndon survey, said County, said 0.491 acre Tract is more particularly described as follows:

Beginning at a 5/8 inch rebar with cap marked "Trevino RPLS 4858" set for the southeast corner of the herein described tract, in the east line of said called 5.521 acre tract, and called to be the west line of Cardinal Lane, described in document recorded in Volume 499, Page 606, Deed Records of Pecos County, Texas, whence a found 1/2 inch rebar with cap marded "Cates RPLS 4456" at the southeast corner of said 5.231 acre tract bears South 01 deg. 07' 30" West a distance of 100.0 feet;

Thence North 88 deg. 52'30" West a distance of 225.0 feet to a 5/8 inch rebar with cap marked "Trevino RPLS 4858" set for the southwest corner of the herein described tract;

Thence North 01 deg. 07'30": East a distance of 95.0 feet to a 5/8 inch rebar with cap marked "Trevino RPLS 4858" set for the northwest corner of the herein described tract;

Thence South 88 deg. 52'30" East a distance of 225.0 feet to a 5/8 inch rebar with cap marked "Trevino RPLS 4858" set for the northeast corner of the herein described tract, in said east line of called 5.251 acre tract, and said west line of Cardinal Lane;

Thence South 01 deg. 07'30" West with said east line of called 5.251 acre tract and said west line of Cardinal Lane, a distance of 95.0 feet to the "Point of Beginning" and containing 0.491 of an acre of land, more or less.