

FILED  
AT 2:20 O'CLOCK PM

FEB 14 2025

AMY FINCHER 00000010368504  
County Clerk, County Court at Law  
Angelina County, Texas  
By mls

1515 AZALEA DR  
LUFKIN, TX 75904

**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 1:00 PM or not later than three hours after that time.

Place: ANGELINA COUNTY COMMISSIONERS COURTROOM & ANNEX AT 211 EAST SHEPHERD AVENUE, LUFKIN, TX 75901; & THE FRONT STEPS OF THE ENTRANCE TO SAID COURT AND ANNEX IF THE COMMISSIONER'S COURT AND ANNEX IS CLOSED 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 April 20, 2022 and recorded in Document INSTRUMENT NO. 2022-00420527 real property records of ANGELINA County, Texas, with ANGELA RUSSELL AND MARK RUSSELL, WIFE AND HUSBAND, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ANGELA RUSSELL AND MARK RUSSELL, WIFE AND HUSBAND, securing the payment of the indebtednesses in the original principal amount of \$206,196.00, 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 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



NTSS00000010368504

**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 SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, ALLAN JOHNSTON, KATHLEEN ADKINS, EVAN PRESS, REID RUPLE, AUCTION.COM, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY 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 Yasmir Diaz, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 2/14/2025 I filed at the office of the ANGELINA County Clerk and caused to be posted at the ANGELINA County courthouse this notice of sale.

  
Declarants Name: Yasmir Diaz

Date: 2/14/2025

**EXHIBIT "A"**

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE J. A. BONTON SURVEY, ABSTRACT NO. 5, AND BEING ALL OF THAT CERTAIN 0.320 ACRE TRACT-EXHIBIT "A" DESCRIBED IN A DEED CONVEYED FROM JOY LEE SCOTT, NOW KNOWN AS JOY LEE SCOTT-WILLIAM, ET VIR TO SHAILA A. MORRIS DATED AUGUST 12, 1999 AND RECORDED IN VOLUME 1222 ON PAGE 314 OF THE REAL PROPERTY RECORDS OF ANGELINA

COUNTY, TEXAS, (SAME BEING ALL OF LOT NO. 8 AND A PART OR PORTION OF LOT NO. 9 OF BROOK HOLLOW ADDITION NO. 10, A SUBDIVISION IN THE CITY OF LUFKIN, ANGELINA COUNTY, TEXAS, AS REFLECTED ON A PLAT RECORDED IN CABINET A ON SLIDE 196-A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS), TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND THE SAID TRACT OR PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE AFORESAID REFERRED TO 0.320 ACRE TRACT AND OF THE AFORESAID LOT NO. 8 AND THE SOUTHWEST CORNER OF THAT CERTAIN 0.299 ACRE TRACT-EXHIBIT "A" DESCRIBED IN A DEED CONVEYED FROM BRAD B. BOWERS, ET AL TO BRYAN MCCARTY, ET UX DATED JUNE 3, 2005 AND RECORDED IN VOLUME 2195 ON PAGE 15 OF THE SAID REAL PROPERTY RECORDS AND THE SAID LOT NO. 9, ON THE NORTH RIGHT-OF-WAY LINE OF AZALEA STREET (50 FEET WIDE ROW PER SAID PLAT);

THENCE, ALONG THE SOUTH BOUNDARY LINE OF THE SAID 0.320 ACRE TRACT AND THE SAID LOT NO. 8 AND ALONG THE NORTH ROW LINE OF THE SAID AZALEA STREET, N 82° 45' 10" W AT 90.11 FEET A 1/2" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THE SAID 0.320 ACRE TRACT AND THE SAID LOT NO. 8 AND THE SOUTHEAST CORNER OF LOT NO. 7 OF THE SAID BROOK HOLLOW ADDITION NO. 10, FROM WHICH A 1/2" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THE SAID LOT NO. 7 BEARS N 82° 45' 10" W AT 90.01 FEET;

THENCE, ALONG THE WEST BOUNDARY LINE OF THE SAID 0.320 ACRE TRACT AND THE SAID LOT NO. 8 AND ALONG THE EAST BOUNDARY LINE OF THE SAID LOT NO. 7, N 00° 40' 06" W AT 149.63 FEET A 1/2" IRON PIPE SET FOR THE NORTHWEST CORNER OF THE SAID 0.320 ACRE TRACT AND THE SAID LOT NO. 8 AND THE NORTHEAST CORNER OF THE SAID LOT NO. 7, ON A SOUTH BOUNDARY LINE OF BROOK HOLLOW ADDITION NO. 9, A SUBDIVISION IN THE CITY OF LUFKIN, ANGELINA COUNTY, TEXAS, AS REFLECTED ON A PLAT RECORDED IN CABINET A ON SLIDE 166-A&B OF THE SAID MAP AND PLAT RECORDS, FROM WHICH A FENCE CORNER BEARS S 89 17' E AT 4.1 FEET;

THENCE, ALONG THE NORTH BOUNDARY LINE OF THE SAID 0.320 ACRE TRACT AND THE SAID LOT NO. 8, ALONG THE MOST WESTERLY NORTH BOUNDARY LINE OF THE SAID LOT NO. 9 AND ALONG A SOUTH BOUNDARY LINE OF THE SAID BROOK HOLLOW, ADDITION NO. 9, S 82° 43' 04" E AT 97.85 FEET A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE SAID 0.320 ACRE TRACT, THE NORTHWEST CORNER OF THE SAID 0.299 ACRE TRACT AND AN ANGLE CORNER OF THE SAID BROOK HOLLOW ADDITION NO. 9, FROM WHICH A STEEL FENCE POST (IN A WOOD FENCE) BEARS N 82° 31' W AT 7.9 FEET, A FENCE CORNER BEARS N 15° 25' W AT 1.0 FEET AND ANOTHER FENCE CORNER BEARS S 82° 12' W AT 0.7 FEET;

THENCE, ALONG THE COMMON BOUNDARY LINE OF THE SAID 0.320 ACRE TRACT AND THE SAID 0.299 ACRE TRACT, CROSSING THE SAID LOT NO. 9, S 02° 16'59" W AT 148.70 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.320 OF AN ACRE OF LAND, MORE OR LESS.

BASIS OF BEARINGS: THE EAST BOUNDARY LINE OF THAT CERTAIN 0.299 ACRE TRACT-EXHIBIT "A" DESCRIBED IN A DEED CONVEYED FROM BRAD B. BOWERS, ET AL TO BRYAN MCCARTY, ET UX DATED JUNE 3, 2005 AND RECORDED IN VOLUME 2195 ON PAGE 15 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS (SAME BEING THE EAST BOUNDARY LINE OF LOT NO. 9 OF BROOK HOLLOW ADDITION NO. 10, A SUBDIVISION IN THE CITY OF LUFKIN, ANGELINA COUNTY, TEXAS, AS REFLECTED ON A PLAT RECORDED IN CABINET A ON SLIDE 196-A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS). (DEED CALL - S 00° 40' 06" E AT 154.62 FEET - 1/2" IRON RODS FOUND 154.62 FEET APART.)