

FILED
AT 12:24 O'CLOCK PM

MAR 06 2025

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas

By

CO

000001005440

11937 E STATE HIGHWAY 103
HUNTINGTON, TX 75949

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 11:00 AM 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 09, 2020 and recorded in Document CLERK'S FILE NO. 2020-393215 real property records of ANGELINA County, Texas, with TOMMY G. PITMAN AND BONNIE PITMAN, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TOMMY G. PITMAN AND BONNIE PITMAN, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$150,000.00, 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



NTSS000001005440

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 3/6/2025 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: 3/6/2025

EXHIBIT "A"

LAND SITUATED IN THE CITY OF HUNTINGTON IN THE COUNTY OF ANGELINA IN THE STATE OF TX

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS OUT OF THE J. DRIVER SURVEY, ABSTRACT NO. 769 AND BEING A PART OR PORTION OF THAT CERTAIN 16.700 ACRE TRACT DESCRIBED IN A DEED FROM NANCY THOMPSON MEDFORD TO JOHN H. PITMAN ET UX, DATED JUNE 3, 1977 AND RECORDED IN VOLUME 457, ON PAGE 288 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS TO WHICH REFERENCE IS HEREBY MADE FOR ALL PURPOSES END THE SAID PART OR PORTION BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO- WIT;

BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN 3.000 ACRE TRACT DESCRIBED IN A DEED FROM JOHN H. PITMAN ET UX TO BOBBY M. VARDEMAN, DATED APRIL 14, 1988 AND RECORDED IN VOLUME 719, ON PAGE 108 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" IRON PIN FOUND FOR CORNER ON THE NORTH BOUNDARY LINE OF THE AFORESAID REFERRED TO 16.700 ACRE TRACT;

THENCE NORTH 70 DEGREES 23 MINUTES 29 SECONDS E, WITH THE NORTH BOUNDARY LINE OF THE SAID 16.700 ACRE TRACT, AT 358.31 FEET A 1/2" IRON PIN SET FOR CORNER;

THENCE SOUTH 19 DEGREES 36 MINUTES 31 SECONDS E, AT 358.41 FEET INTERSECT THE SOUTH BOUNDARY LINE OF THE SAID 16.700 ACRE TRACT AND THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 103, A 1/2" IRON PIN SET FOR CORNER;

THENCE TWO (2) LINES WITH THE SOUTH BOUNDARY LINE OF THE SAID 16.700 ACRE TRACT AND THE SAID NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 103 AS FOLLOWS:

(1) SOUTH 68 DEGREES 27 MINUTES 09 SECONDS W, AT 216.12 FEET THE BEGINNING OF 0.96622 DEGREE CURVE TO THE LEFT, A CONCRETE RIGHT OF WAY MONUMENT FOUND FOR CORNER;

(2) SOUTHWESTERLY WITH THE SAID CURVE TO THE LEFT (HAVING A CHORD BEARING AND DISTANCE OF SOUTH 67 DEGREES 45 MINUTES 50 SECONDS W 142.46 FEET), AT 142.46 FEET THE SOUTHEAST CORNER OF THE SAID VARDEMAN 3.000 ACRE TRACT, A 1/2" IRON PIN FOUND FOR CORNER;

THENCE NORTH 19 DEGREES 36 MINUTES 31 SECONDS W, WITH THE EAST BOUNDARY LINE OF THE SAID VARDEMAN 3.000 ACRE TRACT, AT 372.26 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 3.00 ACRES OF LAND, MORE OR LESS.