

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: June 07, 2022

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE FRONT DOORS ON THE NORTH SIDE OF THE LAMB 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 July 15, 2019 and recorded in Document INSTRUMENT NO. 2019-00001097 real property records of LAMB County, Texas, with DARRELL MONTGOMERY AND GINGER MONTGOMERY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DARRELL MONTGOMERY AND GINGER MONTGOMERY, securing the payment of the indebtednesses in the original principal amount of \$162,011.00, 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 FOR RECORD
2022 APR 22 A 11:49
COUNTY CLERK LAMB CO. TX
6635



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 RONALD BYRD, CHARLES GREEN, LISA BRUNO, SHAWN SCHILLER, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, AARTI PATEL, AUCTION.COM, JOHN MCCATHY, OR DAVID 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 David Carrillo, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 4-21-2022 I filed at the office of the LAMB County Clerk and caused to be posted at the LAMB County courthouse this notice of sale.

Declarants Name: 

Date: 4-21-2022

EXHIBIT "A"

A 5.00 ACRE TRACT OF LAND OUT OF THE NW PART OF SECTION FOURTEEN (14), BLOCK T-1, T. A. THOMSON SURVEY, LAMB COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" ROD SET IN THE NORTH LINE AND 312.46 FEET EAST OF A 1/2" ROD FOUND FOR THE NW CORNER OF SECTION 14, BLOCK T-1, T. A. THOMSON SURVEY, LAMB COUNTY, TEXAS;

THENCE EAST 775.54 FEET ALONG THE NORTH LINE OF SAID SECTION 14 TO A SET 1/2" ROD;

THENCE SOUTH 391.22 FEET TO A SET 1/2" ROD;

THENCE WEST 119.79 FEET TO A SET 1/2" ROD;

THENCE N. 21°52' 30" W. 310.67 FEET ALONG A LINE PARALLEL AND 5 FEET NORTHEASTERLY OF AN OVERHEAD IRRIGATION SYSTEM AND EDGE OF CULTIVATION TO A SET 1/2" IRON ROD;

THENCE AN ARC LENGTH OF 674.94 FEET AROUND A CURVE TO THE LEFT WITH A RADIUS OF 1313 FEET AND A CHORD BEARING S. 53°59' 38" W. 667.54 FEET TO A SET 1/2" ROD, SAID ARC BEING CONCENTRIC WITH AND 57 FEET NORTHWESTERLY OF THE LAST WHEEL TRACK OF SAID OVERHEAD IRRIGATION SYSTEM AND 18 FEET FROM THE END OF PIPE OF SAID SYSTEM;

THENCE NORTH, AT 474.34 FEET PASS A "T" POST SET ON THE SOUTH SIDE OF COUNTY ROAD 120, IN ALL. 495.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES INCLUDING COUNTY ROAD 120 ON THE NORTH SIDE.

TOGETHER WITH A TWENTY FOOT (20') WIDE UTILITY EASEMENT (10) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE FOR WATER AND OTHER UTILITY LINES FROM DOMESTIC WELL ON THE WEST PART OF THE HEREIN DESCRIBED 5.00 ACRE TRACT CROSSING FARM TO WELL HOUSE ON EAST SIDE OF SAID 5.00 ACRE TRACT;

BEGINNING AT A POINT IN A ARC ON A SOUTHEASTERLY SIDE OF SAID 5.00 ACRE TRACT, SAID POINT BEING 566.14 FEET EAST AND 257.7 FEET SOUTH OF A 1/2" ROD FOUND FOR THE NW CORNER OF SAID SURVEY 14;

THENCE S. 89°45' 40" E. 349.08 FEET ALONG SAID UTILITIES AS LAID IN THE GROUND (UTILITIES NOT LOCATED) TO THE POINT OF TERMINATION IN A SOUTHWESTERLY LINE OF SAID 5.00 ACRE TRACT, ADJACENT TO THE CENTER OF WELL HOUSE.