

MAY 12 2025

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP111 PRIVATE ROAD 8413
BEN WHEELER, TX 75754

00000009724691

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 03, 2025

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

Place: THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT 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 January 16, 2015 and recorded in Document CLERK'S FILE NO. 2015-000665 real property records of VAN ZANDT County, Texas, with GLENDA JUNE YOUNG, AN UNMARRIED WOMAN AND HELENA JO NOREM, AN UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by GLENDA JUNE YOUNG, AN UNMARRIED WOMAN AND HELENA JO NOREM, AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$81,575.00, 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 JUDITH A. FRAPPIER, ROBERT FORSTER, JEFFREY FLEMING, OR LAUREN CHRISTOFFEL 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 Michelle Pangle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 5-12-25 I filed at the office of the VAN ZANDT County Clerk and caused to be posted at the VAN ZANDT County courthouse this notice of sale.

Declarants Name: Michelle Pangle
Date: 5-12-25

EXHIBIT "A"

LAND SITUATED IN THE CITY OF BEN WHEELER IN THE COUNTY OF VAN ZANDT IN THE STATE OF TX

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND WITHIN THE JOHN GIMBLE SURVEY, A-328, VAN ZANDT COUNTY, TEXAS AND BEING ALL OF A CALLED 5.09 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM NOLAN RAY HESTER AND WIFE, SANDRA HESTER TO NOLAN REESE HESTER AND WIFE, THERESA HESTER, DATED SEPTEMBER 8, 1993 AND RECORDED IN VOLUME 1292 ON PAGE 1 OF THE DEED RECORDS OF VAN ZANDT COUNTY, TEXAS AND THIS 5.096 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE ABOVE REFERENCED 5.096 ACRE TRACT AND BEING THE NORTHEAST CORNER OF A CALLED 8.66 ACRE TRACT DESCRIBED IN A DEED TO RICHARD A. PICKETT ET UX, DATED JUNE 12, 1991 AND RECORDED IN VOLUME 1228 ON PAGE 696 AND BEING IN THE SOUTH LINE OF A CALLED 104.49 ACRE TRACT DESCRIBED IN A DEED TO TERRY DEWAYNE MILLIGAN ET UX, DATED FEBRUARY 22, 1994 AND RECORDED IN VOLUME 1305 ON PAGE 713;

THENCE: NORTH 89 DEG. 24 MIN. 49 SEC. EAST, A DISTANCE OF 260.01 FEET, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED 104.49 ACRE TRACT AND THE NORTH LINE OF SAID 5.09 ACRE TRACT, TO A 3/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAME AND BEING THE NORTHWEST CORNER OF THE RESIDUE OF A CALLED 10.57 ACRE TRACT DESCRIBED IN A DEED TO NOLAN R. HESTER ET UX, DATED JULY 7, 1978 AND RECORDED IN VOLUME 896 ON PAGE 184;

THENCE: SOUTH 01 DEG. 12 MIN. 18 SEC. WEST, A DISTANCE OF 856.62 FEET, ALONG THE WEST LINE OF THE RESIDUE OF SAID CALLED 10.57 ACRE TRACT AND THE EAST LINE OF SAID 5.09 ACRE TRACT, TO A 3/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAME AND BEING IN THE NORTH LINE OF A CALLED 68.37 ACRE TRACT DESCRIBED IN A DEED TO NOLAN HESTER, DATED MAY 23, 1977 AND RECORDED IN VOLUME 875 ON PAGE 714 AND BEING IN THE SOUTH LINE OF A 30' PRIVATE ROAD KNOWN AS KIN FOLK ROAD AND DESCRIBED IN VOLUME 775 ON PAGE 766;

THENCE: NORTH 89 DEG. 32 MIN. 22 SEC. WEST, A DISTANCE OF 259.83 FEET, ALONG THE NORTH LINE OF SAID 68.37 ACRE TRACT, THE SOUTH LINE OF SAID PRIVATE ROAD AND THE SOUTH LINE OF SAID 5.09 ACRE TRACT, TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAME AND BEING THE SOUTHEAST CORNER OF SAID 8.66 ACRE TRACT;

THENCE: NORTH 01 DEG. 12 MIN. 00 SEC. EAST, A DISTANCE OF 851.87 FEET, WITH THE EAST LINE OF SAID 8.66 ACRE TRACT AND THE WEST LINE OF SAID 5.09 ACRE TRACT, TO THE POINT OF BEGINNING AND CONTAINING 5.096 ACRES OF LAND.