

2018.035

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: November 06, 2018

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

Place: FIRST FLOOR IN CENTER AREA OF THE HALL OF THE MOORE 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 April 14, 2016 and recorded in Document BOOK 0775, PAGE 0463; AS AFFECTED BY CORRECTION INSTRUMENT RECORDED IN BOOK 0811, PAGE 0122 real property records of MOORE County, Texas, with MICHAEL POWELL AND CHERRY POWELL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL POWELL AND CHERRY POWELL, securing the payment of the indebtednesses in the original principal amount of \$75,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note 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. QUICKEN LOANS INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o QUICKEN LOANS INC.
635 WOODWARD AVE.
DETROIT, MI 48226

Patty Brooks
SHANNON HECK, RONNIE HECK, RAMIRO CUEVAS, FREDERICK BRITTON, IRENE LINDSAY, CHARLES GREEN, ESMERELDA ARELA, MARCIE PAYTON, ROYCE WATSON, TERESA MITCHELL, SUSAN BOWERS, JOSE A. BAZALDUA, ANTONIO BAZALDUA, JONATHAN BOWERS, GLANDEEN SHENK PATTY BROOKS, J.C. BROOKS, OR CARLETTA WHITE
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

My name is Patty Brooks and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 10-15-18 I filed at the office of the MOORE County Clerk and caused to be posted at the MOORE County courthouse this notice of sale.

Patty Brooks
Declarant's Name: _____
Date: 10-15-18

Certificate of Posting

2018.035

BRENDA MCKANNA
COUNTY CLERK

2018 OCT 15 PM 12:46

MOORE COUNTY, TEXAS
Brenda McKanna
DEPUTY



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LAND SITUATED IN THE COUNTY OF MOORE IN THE STATE OF TX

THE SOUTH TWO FEET (2') OF LOT TWO (2), ALL OF LOT THREE (3), AND THE NORTH SEVEN AND FOUR TENTHS FEET (7.4') OF LOT FOUR (4), BLOCK ELEVEN (11), UNIT SEVEN (7), MORNINGSIDE ADDITION TO THE CITY OF DUMAS, MOORE COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET 1, SLEEVE A-20, MOORE COUNTY PLAT RECORDS.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

COMMONLY KNOWN AS: 1008 MORTON AVE, DUMAS, TX 79029



NOS0000007712169