

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: 11/17/2016
Grantor(s): CURTIS HINES, A MARRIED MAN AND ELIZABETH A. HINES, HIS WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR QUICKEN LOANS INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$116,025.00
Recording Information: Instrument 2016-15553
Property County: Hunt
Property: (See Attached Exhibit "A")
Reported Address: 2210 MANGUM ST. COMMERCE, TX 75428-3504

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
Mortgage Servicer: Rocket Mortgage, LLC
Current Beneficiary: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
Mortgage Servicer Address: 1050 Woodward Ave., Detroit, MI 48226

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of September, 2024
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE NORTH STEPS OF THE COURTHOUSE, INCLUDING THE HALLWAY AREA 20 FT INSIDE THE NORTH DOOR ON THE 2ND FLOOR in Hunt County, Texas. Or, if the preceding area(s) is/are no longer the area(s) designated by the Hunt County Commissioner's Court, at the area most recently designated by the Hunt County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com., Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and


WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees:

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com., Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

FILED FOR RECORD
at 10:57 o'clock A M

JUL 25 2024

BECKY LANDRUM
County Clerk, Hunt County, Tex.
By 

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS". purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffney Bruton, Auction.com,, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Ramiro Cuevas whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 7-15-14 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Hunt County Clerk and caused it to be posted at the location directed by the Hunt County Commissioners Court.

By: Ramiro Cuevas

Exhibit "A"

LAND SITUATED IN THE CITY OF COMMERCE IN THE COUNTY OF HUNT IN THE STATE OF TX

BEING 0.2477 ACRES OF LAND, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF COMMERCE, COUNTY OF HUNT, STATE OF TEXAS, ALSO BEING A PART OF THE GEORGE W. COOPER SURVEY, ABSTRACT NUMBER 211, ALSO BEING A PART OF THE LONE PINE TREE ADDITION RECORDED IN VOL. 400, PAGE 1556 OF THE PLAT RECORDS OF SAID COUNTY, ALSO BEING ALL OF LOT 5, PINE TREE ADDITION, CONVEYED FROM ALLIANCE BANK TO JOHN R. SANDS AND WIFE, MARILYN V. SANDS ON MAY 20, 2005 RECORDED IN VOL. 1313, PAGE 371 OF THE OFFICIAL RECORDS OF SAID COUNTY, THE SAID LOT 5 BEING DESCRIBED MORE PARTICULARLY IN METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 5, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 9, BLOCK 10, ENLOW PLACE ADDITION, CONVEYED FROM BRISON & BRISON INVESTMENTS, INC. TO SANDRA FLANAGAN ON JANUARY 29, 1999, RECORDED IN VOL. 541, PAGE 418 OF THE OFFICIAL RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING IN THE NORTH BOUNDARY LINE OF ALDRIDGE STREET;

THENCE S 88 DEGREES 41' 33" W, WITH THE SOUTH BOUNDARY LINE OF SAID LOT 5 AND THE NORTH BOUNDARY LINE OF SAID ALDRIDGE STREET, A DISTANCE OF 150.24 FEET TO A SET IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 5, SAID CORNER ALSO BEING THE INTERSECTION OF THE BOUNDARIES OF SAID ALDRIDGE STREET AND MANGUM STREET;

THENCE N 2 DEGREES 16' 45" W, WITH THE WEST BOUNDARY LINE OF SAID LOT 5 AND EAST BOUNDARY LINE OF SAID MANGUM STREET, A DISTANCE OF 71.57 FEET TO A SET IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 5, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 4, LONE PINE TREE ADDITION CONVEYED FROM HAROLD D. DOYLE AND JOHN R. SANDS TO JACK O'NEAL AND WIFE, SAUNDRA O'NEAL ON OCTOBER 12, 2004, RECORDED IN VOL. 1226, PAGE 577 OF THE OFFICIAL RECORDS OF SAID COUNTY;

THENCE N 88 DEGREES 41' 14" E, WITH THE NORTH BOUNDARY LINE OF SAID LOT 5 AND THE SOUTH BOUNDARY LINE OF SAID LOT 4, A DISTANCE OF 151.35 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 5 AND THE SOUTHEAST CORNER OF SAID LOT 4;

THENCE S 1 DEGREE 23' 26" E, ALONG THE REFERENCE BEARING, WITH THE EAST BOUNDARY LINE OF SAID LOT 5 AND THE WEST BOUNDARY LINE OF SAID LOT 9, A DISTANCE OF 71.57 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2477 ACRES OF LAND;

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254