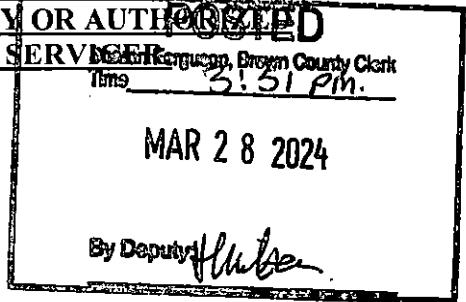


NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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 SERVICE**



Matter No.: 121345-TX

Date: March 26, 2024

County where Real Property is Located: Brown

ORIGINAL MORTGAGOR: JASON PARSONS, A SINGLE MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC

MORTGAGE SERVICER: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

DEED OF TRUST DATED 1/18/2022, RECORDING INFORMATION: Recorded on 1/31/2022, as Instrument No. 20222200638

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LAND SITUATED IN THE CITY OF BROWNWOOD IN THE COUNTY OF BROWN IN THE STATE OF TX A 0.15 ACRE TRACT OF LAND OUT OF AND PART OF LOT 2, BLOCK 3, WILBURN'S ADDITION TO THE CITY OF BROWNWOOD, BROWN COUNTY, TEXAS, MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 5/7/2024, the foreclosure sale will be conducted in Brown County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is acting as the Mortgage Servicer for ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., as Mortgage Servicer, is representing the Mortgagee, whose address is:

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC
c/o Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
635 Woodward Ave
Detroit, MI 48226-1906

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



Matter No.: 121345-TX

authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

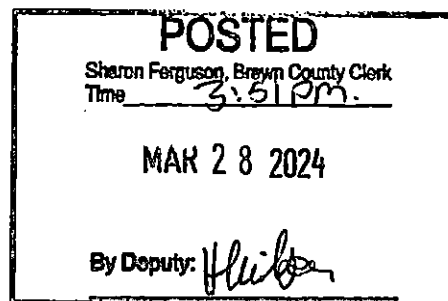
WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE ALEXIS MENDOZA, KEVIN KEY, JAY JACOBS, KIM ANDERSON, RON ANDERSON, RAMIRO CUEVAS, KRISTOPHER HOLUB, DYLAN RUIZ, AUCTION.COM, LEMAR CRAVES, CHRISTOPHER D. BROWN, STEPHEN E. HAYNES, REYN ROSSINGTON, LOUIS STARZEL, TOM SWEARINGEN, JUSTIN SLONE, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By: 

Paul A. Hoefker, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036



TS# 121345-TX

Exhibit "A"

Land situated in the City of Brownwood in the County of Brown in the State of TX

A 0.15 acre tract of land out of and part of Lot 2, Block 3, Wilburn's Addition to the City of Brownwood, Brown County, Texas, according to the plat or map thereof recorded in Volume 1, Page 93, Plat Records, Brown County, Texas, said 0.15 acre tract being that same tract of land described in a deed to APFSDEMM, Inc. recorded in Volume 164, Page 160, Official Public Records, Brown County, Texas, being more particularly described by metes and bounds as follows:

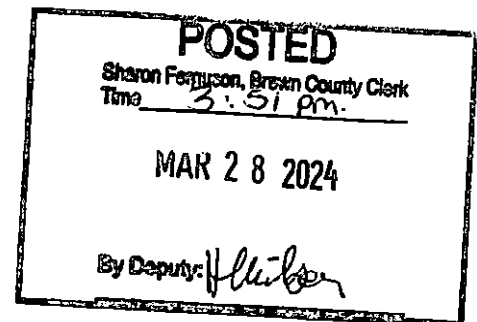
Beginning at a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the intersection of the Southwest line of Wesley Street and the Southeast line of Booker Street, for the North corner of said Block 3 and said APFSDEMM, Inc. tract, for the North corner of this described tract; from which a 1/2" iron pipe (control monument) found for the East corner of Block 6 of said Wilburn's Addition bears N 46° 14' 59" W, 40.00 feet;

Thence S 46° 14' 59" E, 49.93 feet along the common line between said Block 3 and said Wesley Street, same being the Northeast line of said APFSDEMM, Inc. tract, to a 1/2" iron pipe (control monument) found for a common corner between said APFSDEMM, Inc. tract and a tract of land described in a deed to Rick D. Taylor recorded by Instrument Number 1703414, Official Public Records, Brown County, Texas, for the East corner of this described tract;

Thence S 43° 30' 31" W, 129.15 feet over and across said Lot 2 along the common line between said APFSDEMM, Inc. tract and said Taylor tract, to a 1/2" rebar rod found with a survey cap stamped A.L.S. 6224 6332 (control monument) in the common line between said Block 3 and a 16' alley, said point being a common corner between said APFSDEMM, Inc. tract and said Taylor tract, for the South corner of this described tract;

Thence N 46° 14' 59" W, 49.93 feet along the common line between said Block 3 and said 16' alley, same being the Southwest line of said APFSDEMM, Inc. tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the intersection of the Northeast line of said 16' alley and the Southeast line of previously mentioned Booker Street, said point being the West corner of said Block 3 and said APFSDEMM, Inc. tract, for the West corner of this described tract; from which a 1/2" iron pipe (control monument) found for the South corner of previously mentioned Block 6 bears N 46° 14' 59" W, 40.00 feet;

Thence N 43° 30' 31" E, 129.15 feet along the common line between said Block 3 and said Booker Street,



AFFIDAVIT OF POSTING

THE STATE OF TEXAS
COUNTY OF Brown

§
§
§

Pursuant to the applicable provisions of Texas law, I, ALEXIS MENDOZA, KEVIN KEY, JAY JACOBS, KIM ANDERSON, RON ANDERSON, RAMIRO CUEVAS, KRISTOPHER HOLUB, DYLAN RUIZ, AUCTION.COM, LEMAR CRAVES, CHRISTOPHER D. BROWN, STEPHEN E. HAYNES, REYN ROSSINGTON, LOUIS STARZEL, TOM SWEARINGEN, JUSTIN SLONE, PAUL A. HOEFKER on March 28, 2024, on behalf of and at the specific instruction and request of Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. did file a Notice of Trustees Sale with the County Clerk of Brown County, Texas and did post a like Notice at the door of the Courthouse of Brown County, Texas. The land described in the Notice of Trustee's Sale is located in Brown County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

DATED: March 28, 2024

ALEXIS MENDOZA, KEVIN KEY, JAY JACOBS, KIM ANDERSON, RON ANDERSON, RAMIRO CUEVAS, KRISTOPHER HOLUB, DYLAN RUIZ, AUCTION.COM, LEMAR CRAVES, CHRISTOPHER D. BROWN, STEPHEN E. HAYNES, REYN ROSSINGTON, LOUIS STARZEL, TOM SWEARINGEN, JUSTIN SLONE, PAUL A. HOEFKER

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, Auction.com, Lemar Craves, Christopher D. Brown, Stephen E. Haynes, Reyn Rossington, Louis Starzel, Tom Swearingen, Justin Slone, Paul A. Hoefker who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she recorded and posted this notice in compliance with Texas Property Code §51.002.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28th day of March, 2024

Notary Public in and for the State of Texas

My commission expires: 8/25/2024

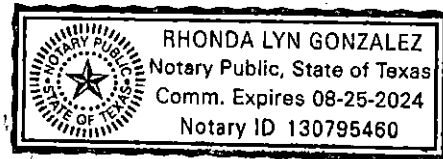
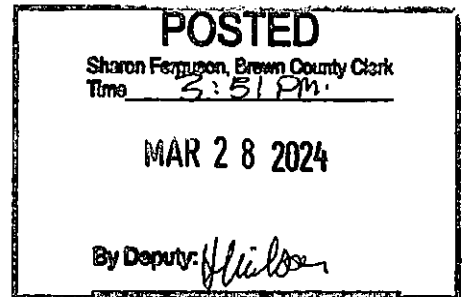


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LAND SITUATED IN THE CITY OF BROWNWOOD IN THE COUNTY OF BROWN IN THE STATE OF TX A 0.15 ACRE TRACT OF LAND OUT OF AND PART OF LOT 2, BLOCK 3, WILBURN'S ADDITION TO THE CITY OF BROWNWOOD, BROWN COUNTY, TEXAS, MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

Return to:
ALDRIDGE PITE, LLP
8880 Rio San Diego Drive, Suite 725
P.O. Box 17935
San Diego, CA 92108
T.S. No.: 121345-TX



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