

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: September 03, 2024

Time: The sale will begin at 12:00 PM or not later than three hours after that time.

Place: THE WEST PORCH OF THE ATASCOSA 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 March 20, 2019 and recorded in Document INSTRUMENT NO. 194591 real property records of ATASCOSA County, Texas, with ROBERT SHELBY KENDRICK, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROBERT SHELBY KENDRICK, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$65,934.00, 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

2024 JUL 11 PM 3:42

THERESA GARRASCO  
ATASCOSA COUNTY CLERK

BY S. Aba DEPUTY



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 TROY MARTIN, DEBORAH MARTIN, ALEXIS MARTIN, CASSIE MARTIN, SHELBY MARTIN, VICKI RODRIGUEZ, BOB FRISCH, WAYNE DAUGHTREY, AMY ORTIZ, DANIEL MCQUADE, MARCELA CANTU, VANNA HO, AUCTION.COM, MELODEE GARZA, ZACH MCCARTHY, TOMMY GARZA, OR JOEL CORONADO 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*

Israel Saucedo

Certificate of Posting

My name is Melodee Garza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 7-11-24 I filed at the office of the ATASCOSA County Clerk and caused to be posted at the ATASCOSA County courthouse this notice of sale.

Melodee Garza

Declarants Name: Melodee Garza

Date: 7-11-24

**EXHIBIT "A"**

BEING 0.103 ACRES OF LAND, MORE OR LESS, OUT OF ORIGINAL LOT NUMBER TWO HUNDRED SIXTY-FIVE (265) IN THE CITY OF PLEASANTON ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 34, PAGE 35, MAP AND PLAT RECORDS, ATASCOSA COUNTY, TEXAS, AND BEING THE SAME PARCEL DESCRIBED IN DOCUMENT NO. 170349, OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS, SAID 0.103 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1-1/2 INCH IRON PIPE FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF E. ADAMS ST. (PLATTED AS ADAM ST.), A 60 FOOT RIGHT-OF-WAY, AT THE SOUTHEAST CORNER OF THE TOMAS CANTU DEL TORO TRACT (DOCUMENT NO. 178269), SAME ALSO BEING THE POINT OF COMMENCEMENT;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID E. ADAMS ST., SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS 0.103 ACRES, WHICH BEARS SOUTH 44 DEGREES 06 MINUTES 55 SECONDS EAST, 0.42 FEET FROM THE CENTER OF A 3 INCH METAL CHAIN-LINK FENCE POST FOUND, SAME BEING THE SOUTHWEST CORNER OF THE LELA MAE ORANGE O'CONNOR ESTATE TRACT (NO RECORD INFORMATION FOUND -- ATASCOSA COUNTY APPRAISAL DISTRICT PROPERTY I.D. NO. 28016), SAME ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID E. ADAMS ST., SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS 0.103 ACRES, WHICH BEARS NORTH 34 DEGREES 58 MINUTES 24 SECONDS WEST, 1.45 FEET FROM THE CENTER OF A 4X6 INCH WOODEN FENCE POST FOUND, SAME BEING THE SOUTHEAST CORNER OF THE FELICIDAD GUZMAN TRACT (NO RECORD INFORMATION FOUND - ATASCOSA COUNTY APPRAISAL DISTRICT PROPERTY I.D. NO. 28009);

THENCE ALONG THE LINE COMMON TO THIS 0.103 ACRES AND SAID GUZMAN TRACT., NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 89.99 FEET (CALLED 90 FEET) TO A POINT FOR THE NORTHWEST CORNER OF THIS 0.103 ACRES, WHICH BEARS SOUTH 07 DEGREES 18 MINUTES 20 SECONDS WEST, 0.37 FEET FROM THE CENTER OF A 4X6 INCH WOODEN FENCE POST FOUND, SAME BEING ON THE EAST LINE OF SAID GUZMAN TRACT, AT THE SOUTHWEST CORNER OF LOT 23 OF GREENFIELD SUBDIVISION (SLIDE 55A);

THENCE ALONG THE LINE COMMON TO THIS 0.103 ACRES AND SAID LOT 23, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS 0.103 ACRES, WHICH BEARS NORTH 59 DEGREES 53 MINUTES 46 SECONDS EAST, 0.96 FEET FROM THE CENTER OF A 3 INCH METAL CHAIN-LINK FENCE POST FOUND, SAME BEING THE NORTHWEST CORNER OF SAID O'CONNOR TRACT;

THENCE ALONG THE LINE COMMON TO THIS 0.103 ACRES AND SAID O'CONNOR TRACT, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 89.99 FEET (CALLED 90 FEET) TO THE POINT OF BEGINNING, AND CONTAINING 0.103 ACRES OF LAND, MORE OR LESS.