

FILED FOR RECORD

2024 OCT 10 PM 4: 02

169 RIVER BLUFF DR  
LYTLE, TX 78052

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THERESA GARRASCO  
ATASCOSA COUNTY CLERK

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE  
BY \_\_\_\_\_ DEPUTY

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: December 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 October 07, 2015 and recorded in Document INSTRUMENT NO. 165932; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 219440 real property records of ATASCOSA County, Texas, with DOROTHY BUSTOS, A SINGLE WOMAN AND JOE J BUSTOS, 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 DOROTHY BUSTOS, A SINGLE WOMAN AND JOE J BUSTOS, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$223,850.00, 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 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.

*Isrl 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 10-10-24 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: 10-10-24

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ATASCOSA

**EXHIBIT "A"**

LOT 22, BLOCK 1, DUSTIN RIVER RANCHES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET 140-B, MAP AND PLAT RECORDS, ATASCOSA COUNTY, TEXAS.