

808 AVENUE A  
HUNTINGTON, TX 75949

FILED  
AT 2:30 O'CLOCK P M

AUG 19 2021

0000008776353

AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

By

MCS

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 02, 2021

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: ANGELINA COUNTY COURTHOUSE ANNEX 606 E LUFKIN AVE, LUFKIN TX HALLWAY OUTSIDE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM OR FRONT STEP OF MAIN ENTRANCE IF COURTROOM IS CLOSED 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 November 03, 2015 and recorded in Document CLERK'S FILE NO. 2015-00333821 real property records of ANGELINA County, Texas, with MICHAEL BOSLEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL BOSLEY, securing the payment of the indebtednesses in the original principal amount of \$81,476.00, 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. 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 SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, ALLAN JOHNSTON, KATHLEEN ADKINS, EVAN PRESS, REID RUPLE, AUCTION.COM, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY 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

**Certificate of Posting**

My name is Yasmir Diaz-Rohweder, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 8/19/2021 I filed at the office of the ANGELINA County Clerk and caused to be posted at the ANGELINA County courthouse this notice of sale.

  
Declarants Name: Yasmir Diaz-Rohweder

Date: 8/19/2021

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ANGELINA

**EXHIBIT "A"**

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE MARTIN JONES SURVEY, ABSTRACT NO. 376 AND BEING ALL OF THAT CERTAIN 0.50 ACRE TRACT DESCRIBED IN A DEED FROM CATHY J. CERVANTES TO CAROLYN SUE HICKMAN DATED APRIL 4, 2005 AND RECORDED IN VOLUME 2157 ON PAGE 214 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES, AND THE SAID TRACT OR PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF THE AFORESAID REFERRED TO 0.50 ACRE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN 50 FEET WIDE STRIP DESCRIBED IN A DEED FROM DOIL L. DOSSETT ET UX TO T.D. MOREHEAD DATED OCTOBER 24, 1985 AND RECORDED IN VOLUME 608 ON PAGE 648 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS AND IN THE SOUTH MARGIN OF AVENUE A (NOT KNOWN IF DEDICATED), A 3/8" ROD FOUND FOR CORNER WITNESSED BY A 1/2" PIPE (BENT) BEARING N 02 DEGREES 12' 14" W 0.42 FEET, A 3/4" PIPE BEARING N 27 DEGREES 48' 46" W 1.07 FEET AND A POWER POLE BEARING S 80 DEGREES E 13.5 FEET;

THENCE N 89 DEGREES 24' 08" E (CALLED N 89 DEGREES 18' 18" E) WITH THE NORTH BOUNDARY LINE OF THE SAID 0.50 ACRE TRACT AND THE SOUTH MARGIN OF AVENUE A, AT 145.12 FEET THE NORTHEAST CORNER OF THE SAID 0.50 ACRE TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN 0.500 ACRE TRACT DESCRIBED IN A DEED FROM MIKE THOMPSON ET AL TO JOHN A. WHITTEMORE ET UX DATED AUGUST 30, 1994 AND RECORDED IN VOLUME 981 ON PAGE 6 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" ROD AT A 3/4" PIPE FOUND FOR CORNER;

THENCE S 00 DEGREES 34' 07" E (CALLED S 00° 43' 06" E) WITH THE EAST BOUNDARY LINE OF THE SAID HICKMAN 0.50 ACRE TRACT AND THE WEST BOUNDARY LINE OF THE SAID WHITTEMORE 0.500 ACRE TRACT, AT 150.17 FEET THE SOUTHEAST CORNER OF THE SAID HICKMAN 0.50 ACRE TRACT AND THE SOUTHWEST CORNER OF THE SAID WHITTEMORE 0.500 ACRE TRACT IN THE NORTH BOUNDARY LINE OF THAT CERTAIN 7.255 ACRE TRACT DESCRIBED IN A DEED FROM TRAVIS DOYLE MOREHEAD ET UX TO MARK W. PAGE ET UX DATED AUGUST 14, 2001 AND RECORDED IN VOLUME 1443 ON PAGE 38 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" ROD (BENT) FOUND FOR CORNER WITNESSED BY A FENCE CORNER BEARING N 80 DEGREES W 0.9 FEET;

THENCE S 89 DEGREES 21' 52" W (CALLED S 89 DEGREES 13' W) WITH THE SOUTH BOUNDARY LINE OF THE SAID HICKMAN 0.50 ACRE TRACT AND THE NORTH BOUNDARY LINE OF THE SAID 7.255 ACRE TRACT, AT 144.94 FEET THE SOUTHWEST CORNER OF THE SAID HICKMAN 0.50 ACRE TRACT AND THE SOUTHEAST CORNER OF THE SAID 50 FEET WIDE STRIP, A 3/8" ROD FOUND FOR CORNER WITNESSED BY A FENCE CORNER BEARING N 89 DEGREES E 9.6 FEET;

THENCE N 00 DEGREES 38' 11" W (CALLED N 00° 47' W) WITH THE WEST BOUNDARY LINE OF THE SAID HICKMAN 0.50 ACRE TRACT AND THE EAST BOUNDARY LINE OF THE SAID 50 FEET WIDE STRIP, AT 150.27 FEET (CALLED 150.44 FEET) THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.500 ACRE OF LAND, MORE OR LESS.

**BASIS OF BEARINGS:**

THE EAST BOUNDARY LINE OF THAT CERTAIN 0.5 ACRE TRACT DESCRIBED IN A DEED FROM VICKI ANN RHODES SMITH TO CHARLES CLAYTON RHODES DATED MAY 6, 1994 AND RECORDED IN VOLUME 966 ON PAGE 201 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS - (DEED CALL - S 00 DEGREES 47' 00" E 151.11 FEET, FOUND 1/2" RODS 150.87 FEET APART).