

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: 11/17/2022
Grantor(s): DONALD RICHARD DEWALD, A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ROCKET MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS

Original Principal: \$95,000.00
Recording Information: Instrument 069738
Property County: Lipscomb
Property: (See Attached Exhibit "A")
Reported Address: 222 E 5TH ST, HIGGINS, TX 79046-2200

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

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of February, 2024
Time of Sale: 01:00PM or within three hours thereafter.
Place of Sale: AT MAIN AND COURTHOUSE SQUARE, ON THE WEST PORCH AND STEPS OF THE COURTHOUSE in Lipscomb County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Lipscomb County Commissioner's Court, at the area most recently designated by the Lipscomb 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 Ronnie Heck, Shannon Heck, Jonathan Schendel, Ramiro Cuevas, Charles Green, Angie Uselton, Patrick Zwiers, 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. Ronnie Heck, Shannon Heck, Jonathan Schendel, Ramiro Cuevas, Charles Green, Angie Uselton, Patrick Zwiers, 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.

AT 2:44 FILED PM
O'CLOCK

DEC 11 2023

Kim Blau
COUNTY AND DISTRICT CLERK
LIPSCOMB COUNTY, TEXAS

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): Ronnie Heck, Shannon Heck, Jonathan Schendel, Ramiro Cuevas, Charles Green, Angie Uselton, Patrick Zwiers, 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 Susan Bowers whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 12-11-23 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Lipscomb County Clerk and caused it to be posted at the location directed by the Lipscomb County Commissioners Court.

By: Susan Bowers

Exhibit "A"

ALL THAT LAND DESCRIBED IN DEED TO DONALD RICHARD DEWALD IN DOCUMENT NO. 068661, SITUATED IN THE TOWN OF HIGGINS IN THE COUNTY OF LIPSCOMB IN THE STATE OF TEXAS AND BEING A PORTION OF LOT 4, BLOCK 23, MAYOR'S NORTH ADDITION TO THE TOWN OF HIGGINS, TEXAS, ALSO BEING THAT PROPERTY DESCRIBED IN VOLUME 455, PAGE 360 OFFICIAL PUBIC RECORDS OF LIPSCOMB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD WITH "RPLS 6008" CAP FOR THE NORTHEAST CORNER OF LOT 4, BLOCK 23 OF SAID ADDITION FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 00 DEGREES 55'25" EAST (RECORD - SOUTH 00 DEGREES 05'10" WEST) A DISTANCE OF 180.88 FEET (RECORD - 177.2 FEET) WITH EAST LINE OF SAID BLOCK TO A SET 1/2" ROD WITH "RPLS 6008" CAP FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 55 DEGREES 03'49" WEST (RECORD - SOUTH 57 DEGREES 54 MINUTES WEST) A DISTANCE OF 33.20 FEET (RECORD - 35.6 FEET) TO A SET 1/2" IRON ROD WITH "RPLS 6008" CAP FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 33 DEGREES 15'43" WEST (RECORD - NORTH 32 DEGREES 06 MINUTES WEST) A DISTANCE OF 150.00 FEET TO A SET 1/2" IRON ROD WITH "RPLS 6008" CAP IN NORTH LINE OF BLOCK 23 MAYOR'S NORTH ADDITION AND SOUTH LINE OF EAST 5TH STREET FOR THE NORTHWEST CORNER OF THIS TRACT, FROM WHICH THE NORTHWEST CORNER OF SAID BLOCK BEARS SOUTH 55 DEGREES 03'49" WEST (RECORD - SOUTH 57 DEGREES 54 MINUTES WEST) A DISTANCE OF 366.00 FEET TO A FOUND 1/2" METAL PIPE;

THENCE NORTH 55 DEGREES 03'49" EAST (RECORD - NORTH 57 DEGREES 54 MINUTES EAST) A DISTANCE OF 130.00 FEET WITH NORTH LINE OF SAID BLOCK AND SOUTH LINE OF EAST 5TH STREET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING 12,235 SQUARE FEET OR 0.2809 ACRES, MORE OR LESS.

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