

RECEIVED AND FILED
FOR POSTING
At 10:05 O'Clock A.M.
MAY 12 2025
JACKIE HENSEY, Co. Clerk
STEPHENS COUNTY, TEXAS
By Jackie Hensey

2221 SHA LN
BRECKENRIDGE, TX 76424-1922

00000009852252

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: June 03, 2025

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

Place: THE FRONT STEPS ON THE SOUTH SIDE OF THE STEPHENS 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 September 08, 2017 and recorded in Document VOLUME 2130, PAGE 379 real property records of STEPHENS County, Texas, with MATTHEW B LANGFORD A MARRIED MAN AND ANGELA LANGFORD HIS WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MATTHEW B LANGFORD A MARRIED MAN AND ANGELA LANGFORD HIS WIFE, securing the payment of the indebtednesses in the original principal amount of \$110,400.00, 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



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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 TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, JAMIE OSBORNE, KEVIN KEY, JAY JACOBS, RAMIRO CUEVAS, KRISTOPHER HOLUB, JOSHUA SANDERS, DANA KAMIN, MISTY MCMILLAN, OR AUCTION.COM 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.

Il sb

Israel Saucedo

Terry Browder

Certificate of Posting

My name is *Terry Browder*, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on *5/12/25* I filed at the office of the STEPHENS County Clerk and caused to be posted at the STEPHENS County courthouse this notice of sale.

Terry Browder
Declarants Name: _____
Date: *5/12/25*

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STEPHENS

EXHIBIT "A"

LAND SITUATED IN THE CITY OF BRECKENRIDGE IN THE COUNTY OF STEPHENS IN THE STATE OF TX

LOT 11, BLOCK 3, LAKEVIEW HILLS ADDITION, UNIT 2, TO THE CITY OF BRECKENRIDGE, STEPHENS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, SLIDE 45-B, PLAT RECORDS OF STEPHENS COUNTY, TEXAS.

COMMONLY KNOWN AS: 2221 SHA LANE, BRECKENRIDGE, TX 76424-1922

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES