

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: March 06, 2018

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place THE SOUTH DOOR OF THE JIM WELLS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

9:31 FILED  
AT O'CLOCK  
JAN 29 2018  
JO. Perez III, Clk. Jim Wells Co., Texas  
By [Signature] Deputy

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 17, 2015 and recorded in Document VOLUME 1244, PAGE 512 real property records of JIM WELLS County, Texas, with TAYLOR R SHOEMAKE AND GEOFFREY S TERRELL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TAYLOR R SHOEMAKE AND GEOFFREY S TERRELL, securing the payment of the indebtednesses in the original principal amount of \$121,998.00, 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. QUICKEN LOANS, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o QUICKEN LOANS  
635 WOODWARD AVE.  
DETROIT, MI 48226

  
SANDRA MENDOZA, ARNOLD MENDOZA, VICKI HAMMONDS, LESLYE EVANS, OR WILLIAM D. LAREW  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the JIM WELLS County Clerk and caused to be posted at the JIM WELLS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_



**EXHIBIT "A"**

LAND SITUATED IN THE CITY OF ORANGE GROVE IN THE COUNTY OF JIM WELLS IN THE STATE OF TX

LOT FIVE (5), BLOCK TWO (2), ORANGE GROVE ESTATES UNIT ONE, AN ADDITION SITUATED IN THE CITY OF ORANGE GROVE, JIM WELLS COUNTY, TEXAS, ACCORDING TO A MAP OR PLAT RECORDED IN VOLUME 9, PAGE 33, MAP RECORDS, JIM WELLS COUNTY, TEXAS.



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