




HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2025-0038 RECORDED DATE: 07/14/2025 02:09:20 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 4
Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference:	Transaction #: 951621 - 1 Doc(s) Document Page Count: 3 Operator Id: Dromero	
RETURN TO: () AMBER PORRAS 4004 BELT LINE RD SUITE 100 ADDISON, TX 75001	SUBMITTED BY: AMBER PORRAS 4004 BELT LINE RD SUITE 100 ADDISON, TX 75001	
DOCUMENT # : FC-2025-0038 RECORDED DATE: 07/14/2025 02:09:20 PM I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Hockley County.   Jennifer Palermo Hockley County Clerk		

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.

514 COKE AVE
ANTON, TX 79313

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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: September 02, 2025

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

Place: THE NORTH DOOR OF THE HOCKLEY 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 April 17, 2018 and recorded in Document INSTRUMENT NO. 00001415 real property records of HOCKLEY County, Texas, with SHANDA J. SINGLETON AND GORDON K. SINGLETON, WIFE AND HUSBAND, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SHANDA J. SINGLETON AND GORDON K. SINGLETON, WIFE AND HUSBAND, securing the payment of the indebtednesses in the original principal amount of \$122,735.00, 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 RONALD BYRD, KEVIN KEY, JAY JACOBS, CHARLES GREEN, LISA BRUNO, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, AARTI PATEL, AUCTION.COM, DEBBIE LOU GONZALES, JOHN MCCARTHY, OR DAVID CARRILLO 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.

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AMBER POZZAR

Certificate of Posting

My name is AMBER POZZAR, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 7-14-05 I filed at the office of the HOCKLEY County Clerk and caused to be posted at the HOCKLEY County courthouse this notice of sale.

Declarants Name: AMBER POZZAR

Date: 7-14-05

514 COKE AVE
ANTON, TX 79313

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HOCKLEY



TRACT ONE - 512 COKE STREET:

A 50' X 137.75' TRACT OUT OF BLOCK B, EASTSIDE ADDITION TO THE CITY OF ANTON, HOCKLEY COUNTY, TEXAS;
BEGINNING AT A 1/2" IR SET FOR THE SW CORNER OF THIS TRACT, FROM WHENCE A 3/4" IP FOUND FOR THE SW
CORNER OF BLOCK B BEARS S 0° 06' 04" W, A DISTANCE OF 173.74';
THENCE N 0° 06' 05" E, A DISTANCE OF 50.00' TO THE NW CORNER OF THIS TRACT;
THENCE S 89° 34' 25" E, A DISTANCE OF 137.75' TO THE NE CORNER OF THIS TRACT;
THENCE S 0° 06' 05" W, A DISTANCE OF 50.00' TO A 1/2" IR SET FOR THE SE CORNER OF THIS TRACT;
THENCE N 89° 34' 25" W, A DISTANCE OF 137.75' TO THE PLACE OF BEGINNING.

TRACT TWO - 514 COKE STREET:

A 125' X 137.75' TRACT OUT OF BLOCK B, EASTSIDE ADDITION TO THE CITY OF ANTON, HOCKLEY COUNTY, TEXAS;
BEGINNING AT THE SW CORNER OF THIS TRACT, FROM WHENCE A 3/4" IP FOUND FOR THE SW CORNER OF BLOCK B
BEARS S 0° 06' 05" W, A DISTANCE OF 223.74';
THENCE N 0° 06' 05" E, A DISTANCE OF 125.00' TO A 1/2" IP FOUND FOR THE NW CORNER OF THIS TRACT;
THENCE S 89° 34' 25" E, A DISTANCE OF 137.75' TO A 1/2" IP FOUND FOR THE NE CORNER OF THIS TRACT;
THENCE S 0° 06' 05" W, A DISTANCE OF 125.00' TO THE SE CORNER OF THIS TRACT;
THENCE N 89° 34' 25" W, A DISTANCE OF 137.75' TO THE PLACE OF BEGINNING.