

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 091698-TX

Date: December 1, 2020

County where Real Property is Located: Nolan

ORIGINAL MORTGAGOR: MOJISOLA G. UKABI AKA MOJISOLA ONWUCHURUBA-UKABI, AN UNMARRIED WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR QUICKEN LOANS INC., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: Quicken Loans, LLC Formerly Known As (FKA) Quicken Loans Inc.

MORTGAGE SERVICER: Quicken Loans, LLC Formerly Known As (FKA) Quicken Loans Inc.

DEED OF TRUST DATED 6/9/2018, RECORDING INFORMATION: Recorded on 6/18/2018, as Instrument No. 18-25890 in Book 1479 Page 0001

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LAND SITUATED IN THE CITY OF SWEETWATER IN THE COUNTY OF NOLAN IN THE STATE OF TX

0.341 ACRES OF LAND BEING THE EAST 20' OF LOT 11 AND ALL OF LOT 12, BLOCK 2, COUNTRY CLUB ADDITION TO THE CITY OF SWEETWATER, NOLAN COUNTY, TEXAS AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 1/5/2021, the foreclosure sale will be conducted in Nolan County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Quicken Loans, LLC Formerly Known As (FKA) Quicken Loans Inc. is acting as the Mortgage Servicer for Quicken Loans, LLC Formerly Known As (FKA) Quicken Loans Inc. who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Quicken Loans, LLC Formerly Known As (FKA) Quicken Loans Inc., as Mortgage Servicer, is representing the Mortgagee, whose address is:

Quicken Loans, LLC Formerly Known As (FKA) Quicken Loans Inc.
635 Woodward Ave
Detroit, MI 48226-1906



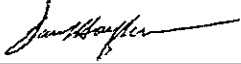
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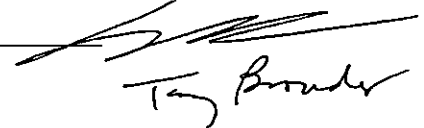
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, JONATHAN SCHENDEL, RAMIRO CUEVAS, CHARLES GREEN, PAUL A. HOEFKER, ROBERT L. NEGRIN or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

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.

By:


Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024



Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): S1700-0002-12

Land situated in the City of Sweetwater in the County of Nolan in the State of TX

0.341 acres of land being the East 20' of Lot 11 and all of Lot 12, Block 2, Country Club Addition to the City of Sweetwater, Nolan County, Texas, and being the same land as described in Volume 1154 Page, 238, Official Public Records, Nolan County, Texas.

Beginning in the south line of Country Club Drive for the northwest corner of Lot 12 and the northeast corner of Lot 11;

Thence: N 56°27'28" E with the south line of Country Club Drive and the north line of Lot 12 a distance of 62.00' to the beginning of curve to the right;

Thence: with the curve having a radius of 60.00', a length 94.25', and a chord that bears S 78°32'32" E 84.85';

Thence: S 33°32'32" E continuing with Country Club Drive a distance of 50.00' to a 1/2" Iron pin set in the north line of alley for the southeast corner of Lot 12;

Thence: S 56°27'28" W with the north line of the alley and the south line of Lot 12 a distance of 122.00' to a 1/2" Iron pin set for the southwest corner of Lot 12 and the southeast corner of Lot 11;

Thence S 56°27'28" W continuing with the north line of the alley and the south line of Lot 11 of a distance of 20.00' to a 1/2" Iron pin set for the southwest corner of this tract and being the southwest corner of the tract described in Volume 1154, Page 238;

Thence N 33°32'32" W a distance of 110.00' to an X in concrete in the south line of Country Club Drive for the northwest corner of the tract described in Volume 1154, Page 238 and being the northwest corner of this tract;

Thence N 56°27'28" E with the north line of Lot 11 and the south line of Country Club Drive a distance of 20.00' to the place of beginning and containing 0.341 acres of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 1908 Country Club Dr, Sweetwater, TX 79556-1705

RECEIVED

DEC 14 2020

Nolan County Clerk