

JUN 05 2025

1213 W SABINE ST
CARTHAGE, TX 75633

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY *[Signature]* DEPUTY

00000010347433

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: July 01, 2025

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

Place: THE STEPS ON THE EAST SIDE OF THE PANOLA 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 December 16, 2019 and recorded in Document VOLUME 2059, PAGE 1 real property records of PANOLA County, Texas, with ROBERT N WATSON AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROBERT N WATSON AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$107,800.00, 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 SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, SHARON ST. PIERRE, ALLAN JOHNSTON, TERRI WORLEY, LISA DELONG, RAMIRO CUEVAS, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, MERYL OLSEN, AURORA CAMPOS, 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.

Israel Saucedo

Israel Saucedo

Certificate of Posting

My name is *T. Worley*, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on *6/5/25* I filed at the office of the PANOLA County Clerk and caused to be posted at the PANOLA County courthouse this notice of sale.

Declarants Name: *T. Worley*

Date: *6/5/25*

EXHIBIT "A"

LAND SITUATED IN THE CITY OF CARTHAGE IN THE COUNTY OF PANOLA IN THE STATE OF TX

A 0.94 ACRE TRACT OR PARCEL OF LAND LOCATED IN THE ADOLPHUS MOORMAN SURVEY, A-427, IN THE CITY OF CARTHAGE, PANOLA COUNTY, TEXAS. BEING PART OF LOT 7, BLOCK 110, CITY OF CARTHAGE, PLAT FOUND IN SLIDE 118• A, PLAT RECORDS OF PANOLA COUNTY, TEXAS. SAID TRACT ALSO BEING PART OF A CALLED 1.958 ACRE TRACT CONVEYED FROM TIM HARRIGAN AND WIFE, CAROLYN HARRIGAN, TO WILLIAM TODD WITT AND WIFE, SUSAN ELIZABETH WITT IN VOLUME 989, PAGE 764, OFFICIAL PUBLIC RECORDS OF PANOLA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" BENT IRON PIPE FOUND FOR CORNER ON THE SOUTH R.O.W. OF W. SABINE STREET. SAID CORNER BEING THE NEC OF THIS TRACT, THE NEC OF LOT 7, AND THE NWC OF LOT 5;

THENCE SOUTH 09 DEGREES 45 MINUTES 39 SECONDS EAST WITH THE COMMON EAST LINE OF LOT 7, AND THE WEST LINE OF LOT 5, 212.82 FEET, TO A 1 1/2" IRON PIPE, FOUND FOR CORNER. SAID CORNER BEING THE SWC OF LOT 5, AND THE MOST SOUTHERLY NWC OF LOT 6;

THENCE SOUTH 10 DEGREES 01 MINUTES 40 SECONDS EAST, WITH THE COMMON EAST LINE OF LOT 7, AND THE WEST LINE OF SAID LOT 6, 129.41 FEET, TO A 1" IRON PIPE FOUND FOR CORNER 2.0 FEET NORTH OF A BARBED WIRE FENCE. SAID CORNER BEING THE SEC OF THIS TRACT, THE SEC OF LOT 7, AND THE SWC OF LOT 6;

THENCE SOUTH 85 DEGREES 27 MINUTES 17 SECONDS WEST, WITH THE SOUTH LINE OF LOT 7, 123.45 FEET, TO A 1" IRON PIPE FOUND FOR CORNER AT THE BASE OF AN "X-TIC" FENCE CORNER POST. SAID CORNER BEING THE SWC OF THIS TRACT, THE SWC OF LOT 7, AND THE SEC OF LOT 7B;

THENCE NORTH 09 DEGREES 55 MINUTES 03 SECONDS WEST, WITH THE COMMON WEST LINE OF LOT 7, AND THE EAST LINE OF SAID LOT 7B, AND THEN THE EAST LINE OF LOT 74, 321.66 FEET, TO A 1/2" IRON ROD WITH J. ROBERTS PLASTIC CAP, SET FOR CORNER ON THE SOUTH R.O.W. OF W. SABINE STREET, FROM WHICH THE CENTER OF A POWER POLE BEARS SOUTH 25 DEGREES 16 MINUTES WEST, 9.1 FEET. SAID CORNER BEING THE NWC OF THIS TRACT. THE NWC OF LOT 7, AND THE NEC OF LOT 7A;

THENCE NORTH 75 DEGREES 54 MINUTES 06 SECONDS EAST, WITH THE SOUTH RIGHT OF WAY OF WEST SABINE STREET, 123.57 FEET, TO THE PLACE OF BEGINNING CONTAINING 0.94 ACRES MORE OR LESS.

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: 1213W SABINE ST. CARTHAGE, TX 75633-2821

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