

FEB 05 2026

Spencer Newton  
COUNTY CLERK, CORYELL CO., TEXAS  
00000010697399

907 WHIRLAWAY DR  
COPPERAS COVE, TX 76522

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 03, 2026~~

Time: The sale will begin at ~~11:00 AM~~ or not later than three hours after that time.

Place: THE NORTH DOOR OF THE CORYELL 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 10, 2021 and recorded in Document INSTRUMENT NO. 337122 real property records of CORYELL County, Texas, with JOSEPH WILLIAM MERRYFIELD, 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 ~~JOSEPH WILLIAM MERRYFIELD, AN UNMARRIED MAN~~, securing the payment of the indebtednesses in the original principal amount of \$93,870.00, 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 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

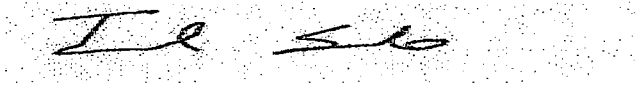


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**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE 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 AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 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

**Certificate of Posting**

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 02/05/26 I filed at the office of the CORYELL County Clerk and caused to be posted at the CORYELL County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 02/05/26

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CORYELL

**EXHIBIT "A"**

TAX LD NUMBER(S): 153095100

LAND SITUATED IN THE CITY OF COPPERAS COVE IN THE COUNTY OF CORYELL IN THE STATE OF TX

LOT FOURTEEN (14), BLOCK (11), MORSE VALLEY ADDITION PHASE FIVE, COPPERAS COVE, CORYELL COUNTY, TEXAS, AS PER PLAT OF RECORD IN CABINET A, SLIDE 337, PLAT RECORDS OF CORYELL COUNTY, TEXAS.

COMMONLY KNOWN AS: 907 WHIRLAWAY DRIVE, COPPERAS COVE, TX 76522-4756