

**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.**

**Howard County Texas Home Equity Security Instrument**

Date of Security Instrument: April 20, 2017  
Amount: \$86,000.00  
Grantor(s): ROCKY RAMIREZ AND NINA RAMIREZ, HUSBAND AND WIFE  
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR QUICKEN LOANS INC., ITS SUCCESSORS AND ASSIGNS  
Current Mortgagee: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.  
Original Trustee: TITLE SOURCE, INC.  
Mortgage Servicer and Address: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.  
635 Woodward Ave  
Detroit, MI 48226-1906  
Recording Information: Recorded on 4/26/2017, as Instrument No. 2017-00004500 in Book 1623 Page 120 Howard County, Texas  
Legal Description: BEING LOT FOUR (4), BLOCK TWO (2), REPLATS OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 25, 26, 27 & NORTH 64.5 FEET OF 28 IN BLOCK 1; LOTS 1,2, 3, 4 & EAST 38 FEET OF 5 IN BLOCK 2, COLONIAL HILLS, AN ADDITION TO THE CITY OF BIG SPRING, HOWARD COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN PLAT RECORDS OF HOWARD COUNTY, TEXAS.  
Date of Sale: 9/3/2024  
Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted in the area designated by the Howard County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on 2/29/2024, under Cause No. 55917, in the 118th Judicial District Court of Howard County, Texas;

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 SHELLEY NAIL, DONNA TROUT, ZANE NAIL, ZIA NAIL, ZOEY FERNANDEZ, CHARLES GREEN, KRISTOPHER HOLUB,



4821258

Filed at 3:10 P M O'clock 07/23/24  
By [Signature] Deputy  
[Signature] County Clerk, Howard County, Texas